HAWAIIAN COLLECTION
GREGG M. SINCLAIR LIBRARY
UNIVERSITY OF HAWAII
OCT 27 1961

LAHAINA

HISTORICAL RESTORATION & PRESERVATION



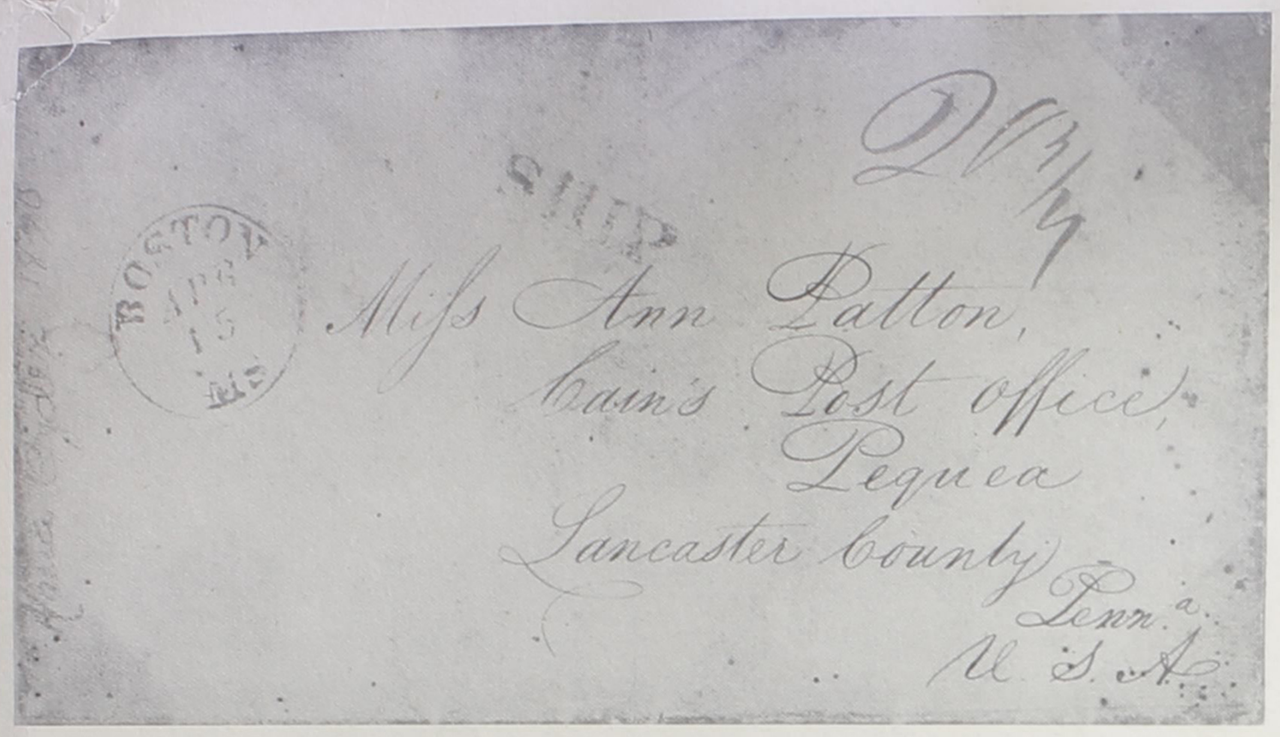
Hawn.
DU629
L3C65

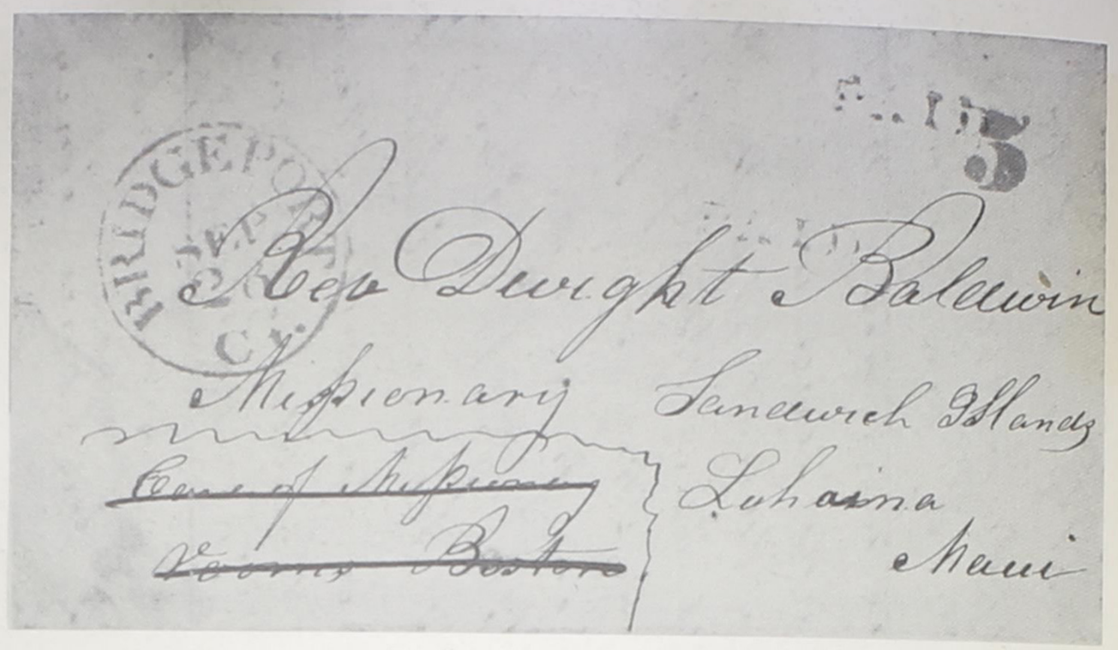
Prepared For:

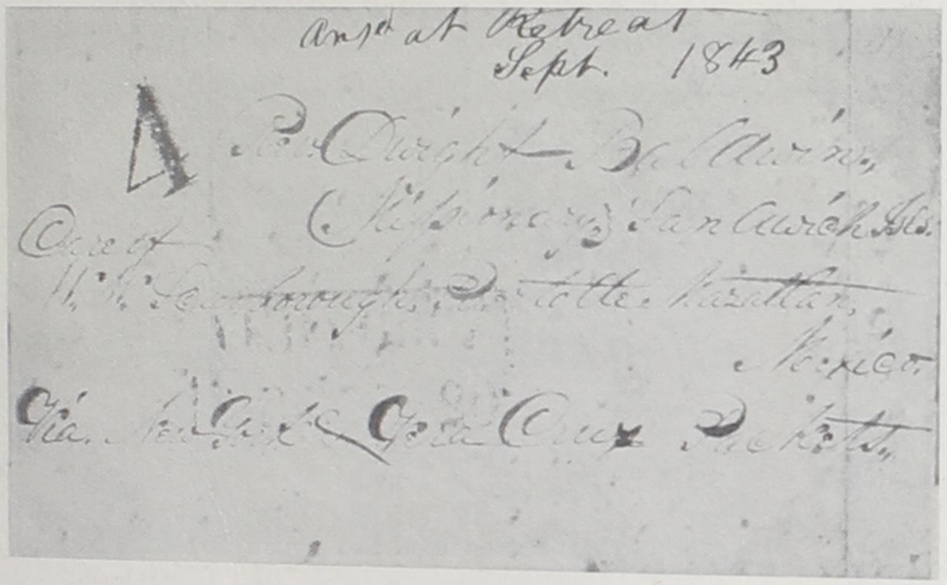
BOARD OF SUPERVISORS
&
LAHAINA RESTORATION COMMITTEE
COUNTY OF MAUI
STATE OF HAWAII

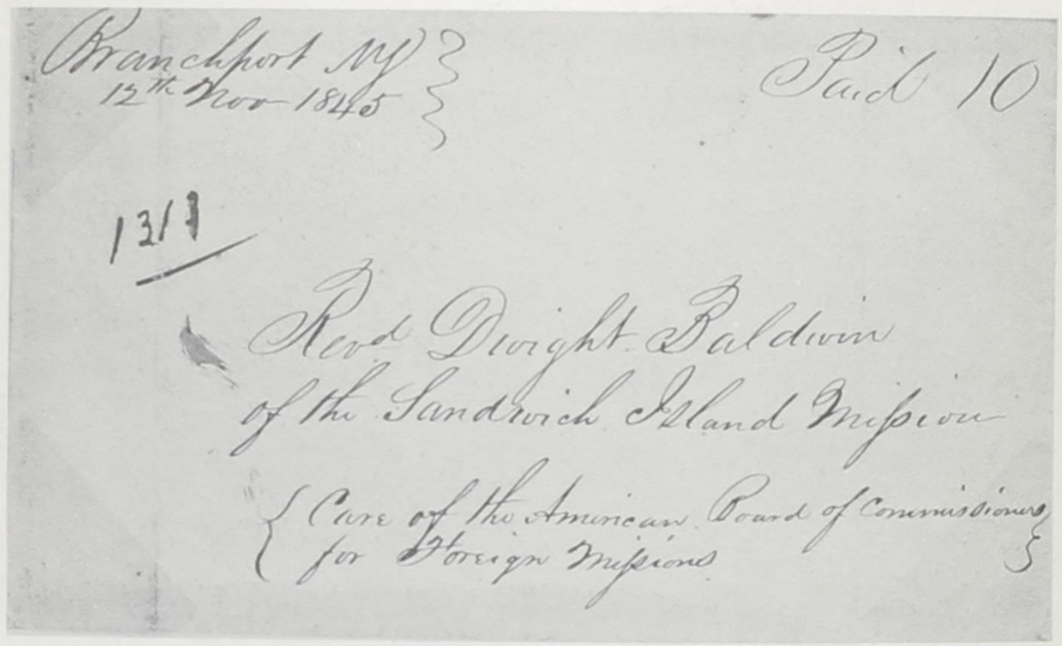
Prepared By:

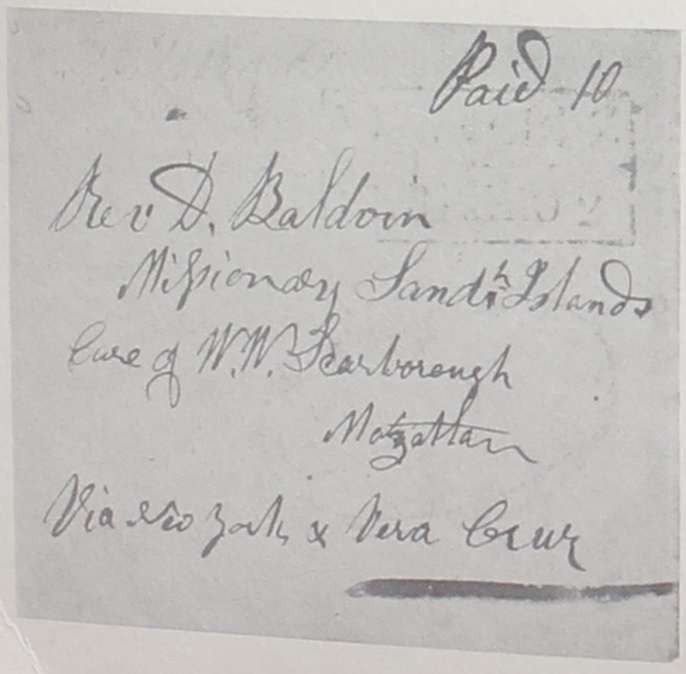
COMMUNITY PLANNING INC.
233 MERCHANT ST., HONOLULU


SHIP
BOSTON
APR
15
MS
Miss Ann Patton,
Main's Post office,
Pequea
Lancaster County
Penn.a
U. S. A.

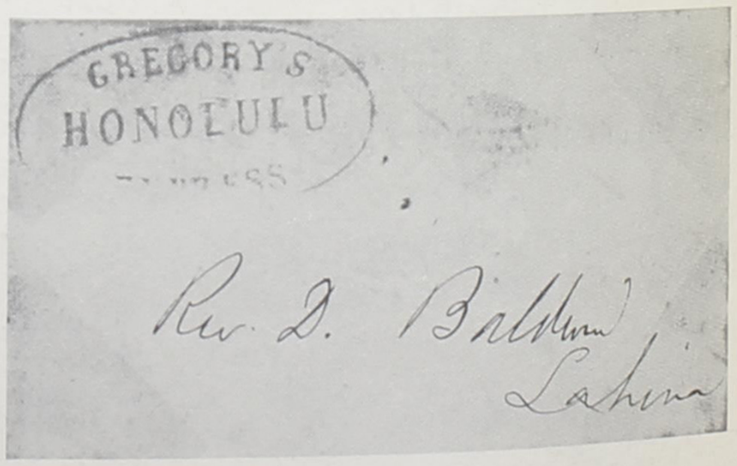

BRIDGEPORT
SEP
CT.
5
Rev Dwight Baldwin
Missionary
Sandwich Islands
Lahaina
Maui


Arrd at Retreat
Sept. 1843
A
Rev Dwight Baldwin,
Missionary Sandwich Isls.
Care of
Via

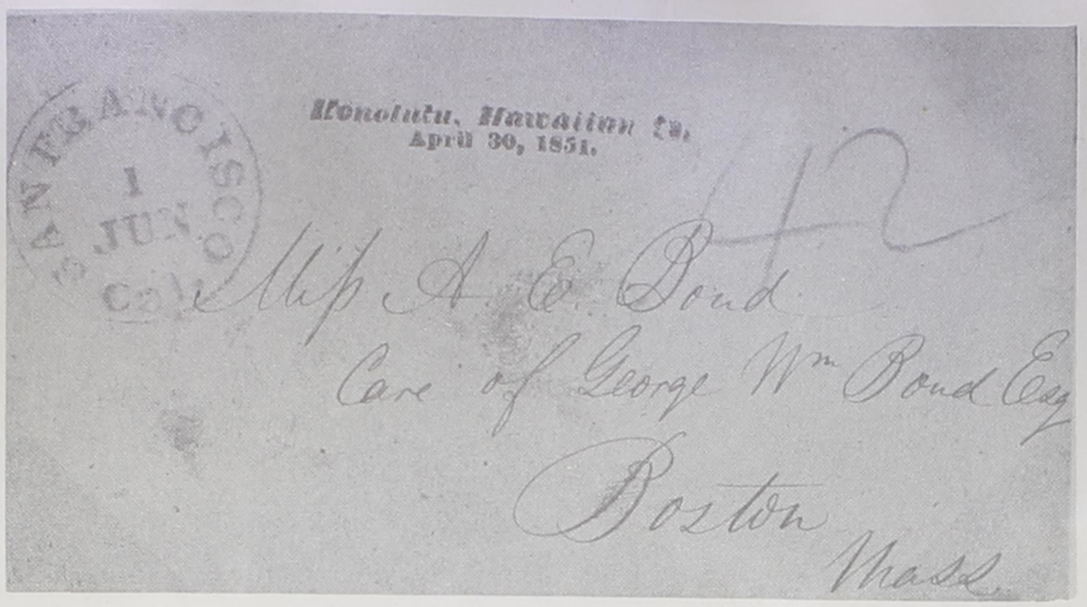

Branchport NY
12th Nov 1845
Paid 10
1311
Rev Dwight Baldwin
of the Sandwich Island Mission
Care of the American Board of Commissioners
for Foreign Missions

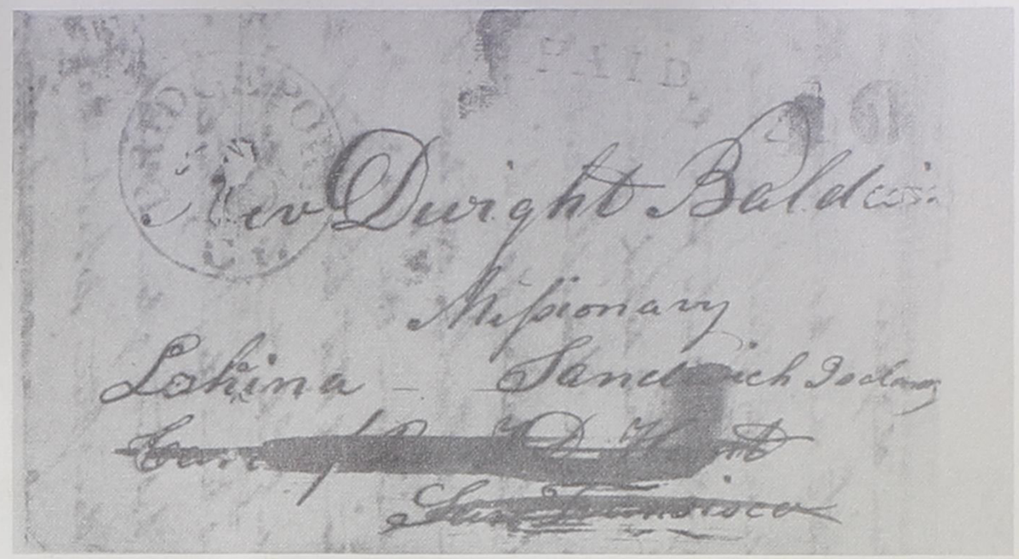

Paid 10
Rev D. Baldwin
Missionary Sandich Islands
Care of W.W. Harborough
Mazatlan
Via Sacramento & Vera Cruz

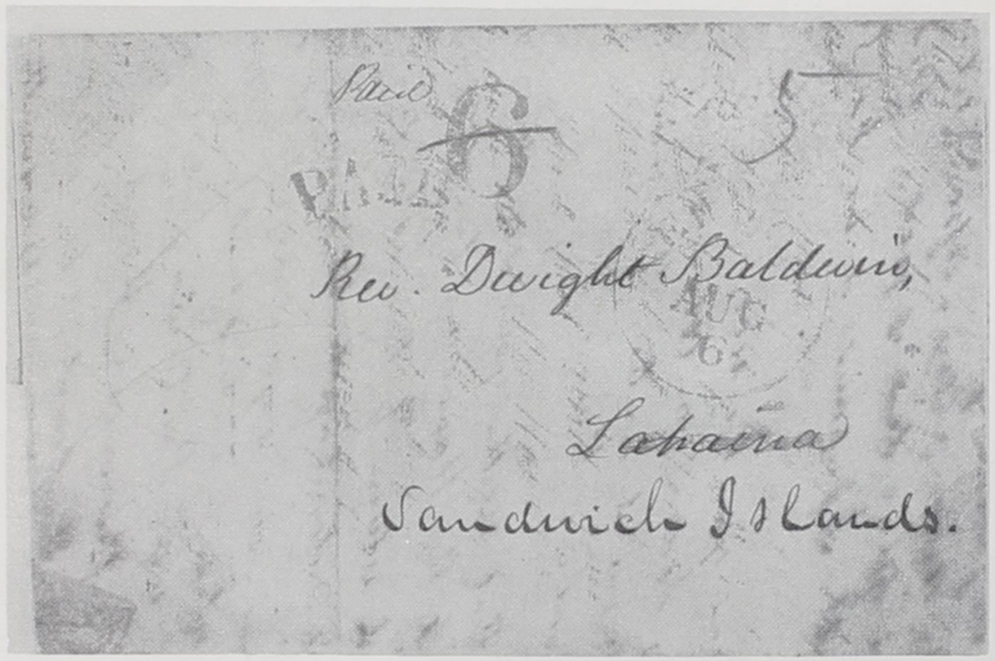

HONOLULU
HAWAIIAN ISLANDS
JUL
16
SAN FRANCISCO
16
JUL
CAL.
SHIP
12
Mrs. Mary P. Frisbie
Storms Corner
Addisonboro
Maine

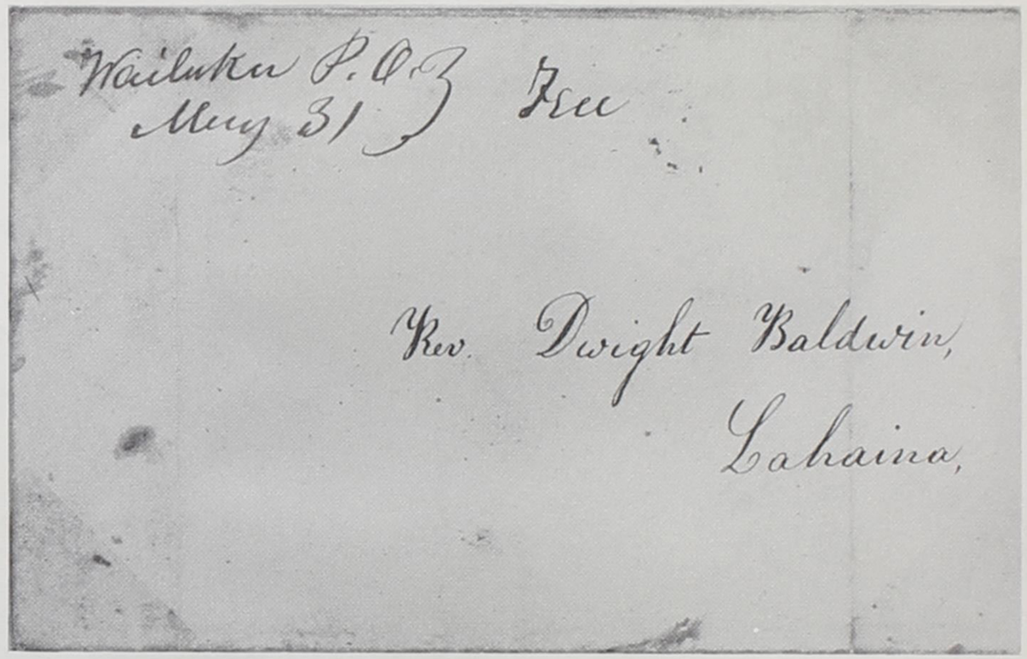

GREGORY'S
HONOLULU
Rev D. Baldwin
Lahaina

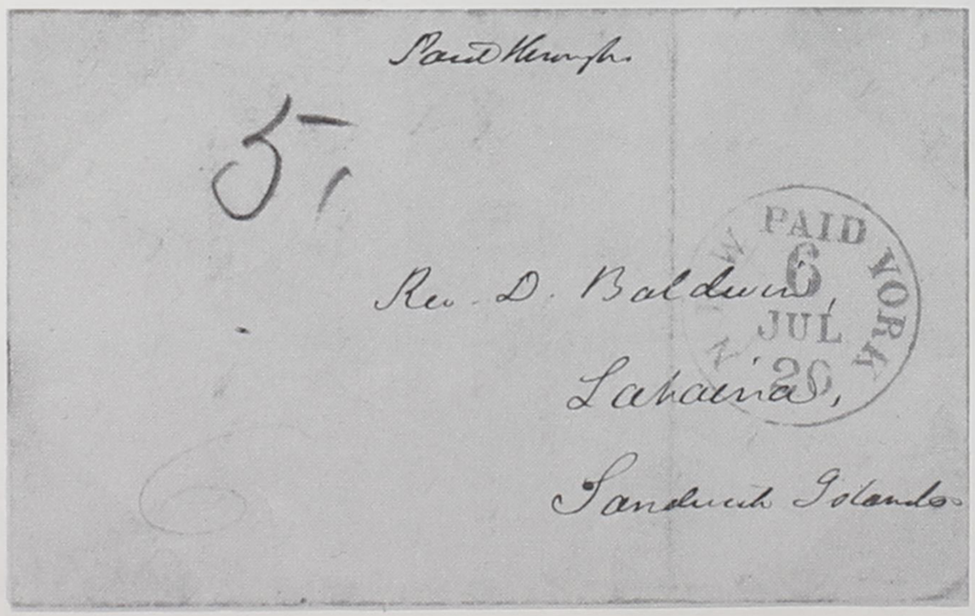
Originals in possession of
THE ROBERT E. VAN DYKE FOUNDATION
Honolulu, Hawaii

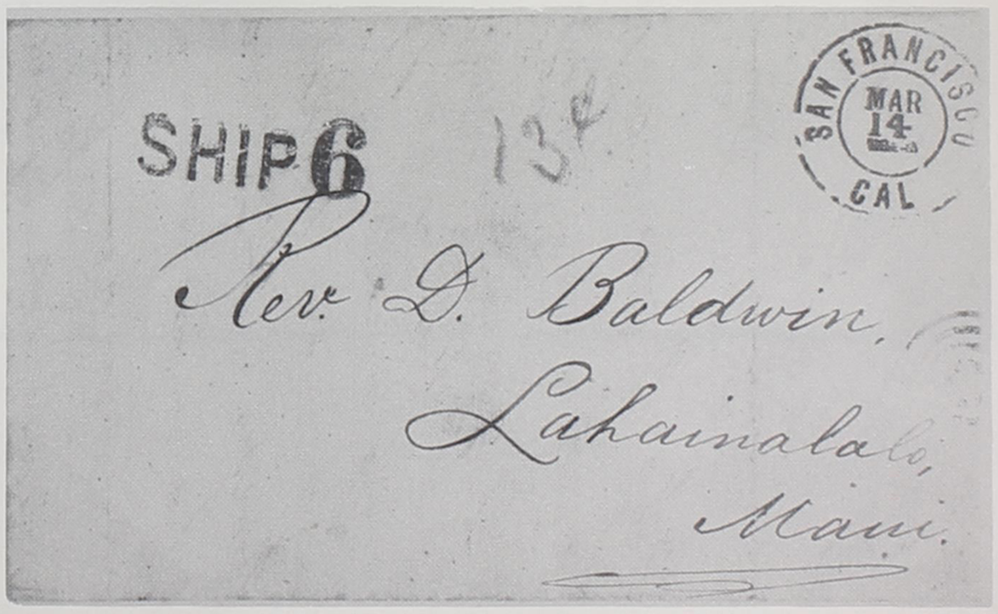












Originals in possession of
THE ROBERT E. VAN DYKE
FOUNDATION
Honolulu, Hawaii

ex libris

UNIVERSITY·OF·HAWAII

UA·MAU·KE·EA·O·KA·AINA·I·KA·PONO

1907

GREGG M. SINCLAIR
LIBRARY

FRONTISPIECE

It is too often said that Lahaina, ancient and patient town on the Hawaiian Island of Maui, sleeps.

This is not true.

Lahaina does not sleep.

Lahaina waits.

Lahaina waits to be restored and aroused.

Lahaina, once restored and aroused, will give to those who choose to visit, a vibrant, living, and intimate review of the tumultuous, intriguing, and unique history of Hawaii.

CONTENTS

	Page
FOREWORD	7
Objectives of the Study	7
SUMMARY	9
PART ONE - *STORY OF LAHAINA*	11-24
PART TWO - *SURVEY ANALYSIS*	25-30
PART THREE - *RESTORATION PLAN*	31-51
PART FOUR - *EFFECTUATION PLAN*	53-66
Financial Program	55-57
Costs of the Program	57-59
Population	60
Tourist Population and Trend	61
Estimated Tourist Population	63
Forecasts on Population	63
Tourist Expenditures	63
Regulatory Programs	65
Zoning Ordinance	65
Conclusion	65
Specifications for Historical Bldgs.	66
APPENDIX	67-74

LIST OF EXHIBITS

EXHIBIT		PAGE
I	Lahaina as seen from Lahainaluna	15
II	Lahaina from Anchorage	17
III	Lahaina - 1850	20
IV	Land Use - Lahaina 1819	26
V	General Land Use - Lahaina, 1884	following 28
VI	Waterfront, Pioneer Hotel, Chinese Temple	29
VII	Observation Tower	30
VIII	General Land Use - Lahaina, 1914	following 30
IX	General Land Use - Lahaina, 1960	following 30
X	Restoration Plan - Lahaina, Maui	34
XI	Historical Points of Lahaina, 1790-1960	35
XII	Nahienaena Grass House	37
XIII	Tenement House, Chief's House, Common Grass Hut, General Store	41
XIV	Town House, 1910, Plantation Worker's Home, General Store, Oriental	42
XV	Hale Aloha, 1855	45
XVI	Perspective of Waterfront Area, Lahaina, Maui	46
XVII	United States Marine Hospital	48
XVIII	Historical Sites - Lahaina District, Maui	51
XIX	Tourism by Islands - 1960	62
XX	Island of Maui Population - 1860-1960	64

LIST OF TABLES

TABLE		PAGE
I	Cost Estimate for Restoration	58
II	Population Growth - Island of Maui	60
III	Population of Maui By Urban and Rural Areas	60

UNIVERSITY OF HAWAII LIBRARY

PROPOSAL FOR

THE HISTORICAL RESTORATION & PRESERVATION OF LAHAINA

ISLAND OF MAUI, STATE OF HAWAII

Prepared For:

BOARD OF SUPERVISORS
& LAHAINA RESTORATION COMMITTEE

Prepared By:

COMMUNITY PLANNING INC., Honolulu
233 MERCHANT STREET, HONOLULU

MAY - 1961

COUNTY OF MAUI

BOARD OF SUPERVISORS

EDDIE F. TAM, CHAIRMAN & EXECUTIVE OFFICER

TOM TAGAWA, SUPERVISOR

SOON OAK LEE, SUPERVISOR

HARRY KOBAYASHI, SUPERVISOR

GORO HOKAMA, SUPERVISOR

RICHARD CALDITO, SUPERVISOR

TOSHI ANSAI, SUPERVISOR

MARCO MEYER, SUPERVISOR

LANNY MORISAKI, SUPERVISOR

LAHAINA RESTORATION COMMITTEE

HUMIO OKIMOTO, CHAIRMAN

MASAO NAGASAKO, VICE CHAIRMAN

ROBERT OHATA, MEMBER

HARRY N. KOBAYASHI, MEMBER

HIDEKO KUWAHARA, MEMBER

HIDEKO TANAKA, MEMBER

SAMUEL MOOKINI, MEMBER

LOUIS G. VAN DER LINDEN, MEMBER

JOHN R. BROOKS, MEMBER

JAMES TAGAWA, MEMBER

HARUMI FUJII, MEMBER

MASATO YAMAUCHI, MEMBER

FUKUICHI NAKAMOTO, MEMBER

REV. EVERETT TAYLOR, MEMBER

SHIGERU ICHIKI, MEMBER

JANE SILVERMAN, MEMBER

ROBERT HUGHES, MEMBER

FRED WARD, MEMBER

SHUJI SEKI, MEMBER

ROBERT VAN DYKE, MEMBER

STATE PLANNING OFFICE, EX OFFICIO

61-16667

COMMUNITY PLANNING, INC.
233 MERCHANT STREET . HONOLULU 13, HAWAII . TELEPHONE 53-351

Hawn.
DU629
L3C65

ary 1, 1961

Honorable Chairman and Members
of the Board of Supervisors
County of Maui
Wailuku, Maui

Gentlemen:

In accordance with our contract, we have conducted surveys and research of the cultural, social and historical aspects of Lahaina under the monarchy, whaling days, republic and the present. The studies were to determine the extent to which a plan could be developed for the preservation and restoration of the historic buildings and sites which were significant in the cultural growth of the Lahaina area and in the development of the new State of Hawaii.

This report, entitled, "LAHAINA — HISTORICAL RESTORATION AND PRESERVATION", contains the results of surveys and research analyses. The conclusions and recommended plans for restoration and renovation of historical buildings and sites are based upon historical data and plans available.

It is the considered opinion of the Consultants that restoration and preservation of Lahaina, as presented in this report, is feasible culturally and economically.

Further, it is apparent from the study and research analysis that the recommended historical restoration and preservation project is essential to the economic future of the community.

We are indebted to the Chairman and Members of the Lahaina Restoration Committee for giving unstintingly of their time and assistance in the preparation of this report. Especially appreciated is the cooperation extended by the Chairman and Members of the Board of Supervisors and members of the Maui Planning and Traffic Commission and its director for the effort and time spent in making this report possible. A debt of gratitude is also owed Mr. Jack Benson for his valuable assistance in the preparation of this report.

We wish to express our appreciation to the staff and officials of the Bishop Museum, the Archives, Hawaiian Mission Children's Society, State Survey Office, State Planning Office, Mr. Robert Van Dyke and others for their assistance in making available historical data and maps.

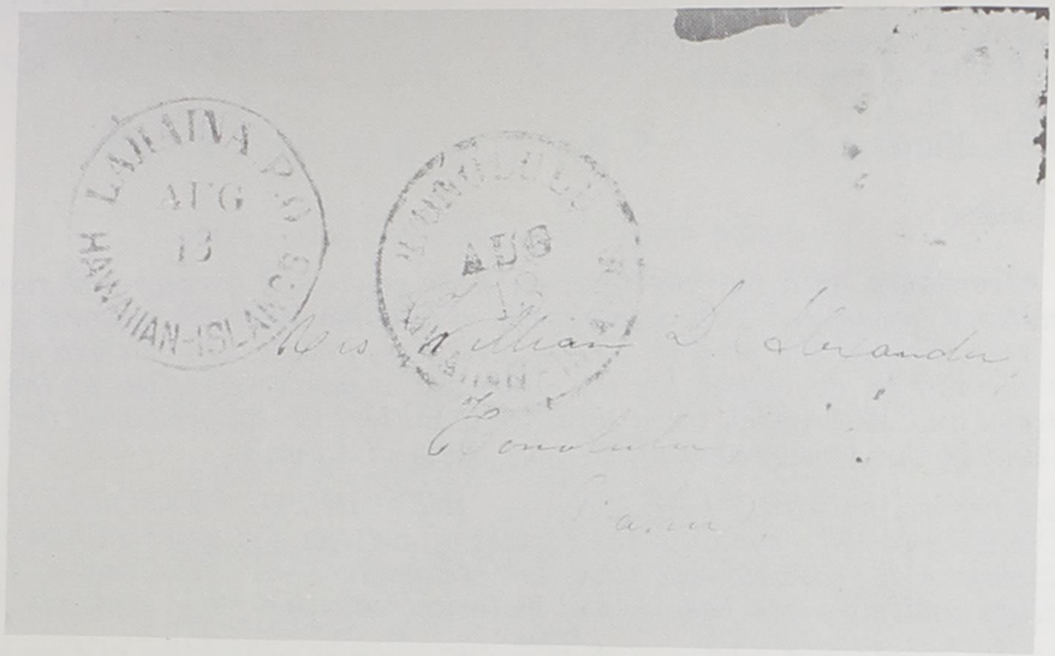
We sincerely appreciate the opportunity to have been associated with you in this project.

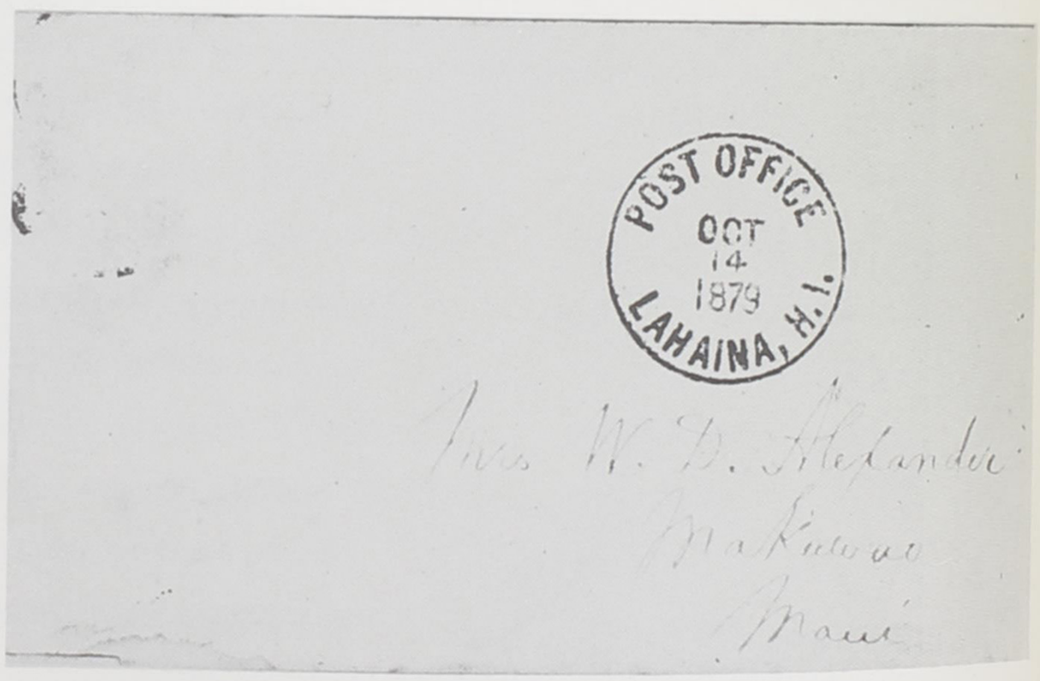
Respectfully submitted,
COMMUNITY PLANNING, INC.

George K. Houghtailing

GEORGE K. HOUGHTAILING
Planning Consultant

GKH:cl





LAHAINA POSTAGE STAMPS
Originals in possession of
THE ROBERT E. VAN DYKE COLLECTION
Honolulu, Hawaii

FOREWORD

Throughout the history of Hawaii, the urban scene has been subject to a continuous process of deterioration and new construction. This is particularly true of Lahaina, which is an old historic town affluent in history and cultural background. Yet, today the town gives little or no impression of what it was really like in the days when it was the first royal capital of the Hawaiian Islands and when Lahaina was the port of call for whaling ships during their cruise of the Pacific.

In these days of national shrines, when architecture is so effectively used to make past monuments of history live, Lahaina has not yet risen to its full stature. Aware of the fact that Maui's future lies in the development of the tourist industry, the Board of Supervisors of the County of Maui, State of Hawaii, appointed a special committee, the Lahaina Restoration Committee, "to embark on a study and plan to restore and preserve the historic and cultural significance of the Lahaina area which would derive economic benefits through creation of an attraction for visitors and residents alike." To assist in the study and planning, the Board of Supervisors of the County of Maui entered into a contract with Community Planning, Inc. to prepare this report. The scope of the study includes research of the cultural, social and historical aspects of Lahaina under the monarchy, whaling days, Republic and the present and the preparation of a plan to help the County officials and citizens restore and protect the historical sites and buildings, safeguard and check against the encroachment of blight, chart future growth, ease traffic and parking situations and create needed parks, beaches and small boat harbors to enrich the recreational desires of visitors and residents.

OBJECTIVES OF THE STUDY

The purpose of the restoration project is to consider the broad range of community problems which beset a village abundant in historical heritage and monuments and to develop proposals for the solutions of the physical, economic and social problems of Lahaina and the Island of Maui. The specific aims of the restoration and preservation project are:

(1) Develop a plan for the preservation and restoration of the historic buildings and sites which were significant in the cultural growth of the Lahaina area and in the development of the new State of Hawaii.
(2) Develop a comprehensive plan for the future growth of Lahaina, in which the historic sites and plans for the cultural area take their place in the framework of the larger general plan for the town and district of Lahaina.
(3) Effectuate a comprehensive program of historic sites preservation which will promote economic benefit for Maui through creation of an attraction for visitors and residents.

Through singularly fortunate circumstance, the major eras of Hawaii's history — the ancient, and the transitional Hawaii — are still tangibly represented at Lahaina by natural aspects and structures still existing and in use, by ruins longing to be restored and by traces of the past that can be re-created.

Plans for restoring Lahaina call for rebuilding the town to a physical condition that will reflect long years of historical evolution rather than any one specific era of significance. In effect,

the restored Lahaina will be the village community of early Polynesians, the happy home of Hawaiian kings and the seat of the monarchial Hawaiian government, a rollicking port of call for high-masted whaling ships and a center of the vigorously benign activities of Hawaii's first missionaries from New England.

Restored Lahaina would not have the dead, quiet atmosphere of a museum. Rather, it would be a much-alive, gay and happy center of exceptional enjoyment for both local people and visitors — a place where the full, robust history of Hawaii can be deeply appreciated through opportunity for actually living entertainingly in Lahaina's yesteryears.

Lahaina, returned from the mists of the past, will be real — as real as the facts of history it will embody.

There have been successful precedents for ventures similar to the restoring of Lahaina. Communities in at least twelve Mainland states have taken positive and successful steps to preserve and restore historic sites and areas. Examples are the "Historic Natchez District" at Natchez, Mississippi, the "Vieux Carre Section" at New Orleans, Louisiana, the "El Pueblo de Nuestra Senora la Reina de Los Angeles" at Olvera Street, Los Angeles, California, and Santa Fe, New Mexico.

One of the most successful restoration projects, and the one perhaps most similar to the project for restoring Lahaina, is at Williamsburg, Virginia, except for its magnitude. Here, as will be done at Lahaina, the environment of the people of significant historical times has been recreated with accuracy and authenticity to bring about an understanding of their lives and times.

The restored Lahaina can play just as important a role in the tourist industry of Hawaii, can be a major visitor attraction and destination area. It will also be an instructive pleasure center for Hawaii's own people.

SUMMARY

The Lahaina Historical Restoration and Preservation Report has been planned as a blueprint for action and has been designed to develop methods and techniques for a program of restoration, rehabilitation and preservation of a historic area.

The analysis of techniques for historic preservation in practice in other parts of the mainland United States has been helpful in the development of a program which the Consultants have considered feasible for the Lahaina Restoration and Preservation Project.

This report is composed of four major divisions:

PART I. STORY OF LAHAINA

This section presents a history of Lahaina, starting from the days of monarchy to the annexation of Hawaii into the United States and down to present-day activities.

PART II. SURVEY ANALYSIS

This section deals with the studies of land uses and listing of historic buildings and sites, evaluating and delineation on maps of areas and buildings of historic or visual significance, analysis of the building styles represented in the area and collection of statistical information on population and economic features of Lahaina including the visitor or tourist trends for the Island.

PART III. RESTORATION AND PRESERVATION PROGRAM

This section contains the comprehensive plan for restoration and preservation of historic features within the core area and its environs. The plan includes the description of the area, characteristics of the general plan and detailed proposals and designs.

The general plan is presented in a series of maps and proposals on separate topics. Specific proposals are made for the restoration of historic buildings and sites and the incorporation of the overall preservation and rehabilitation of significant buildings and sites within the historic "core area" into an integrated whole. Included in the plan is a proposal for the development of an international center which would provide buildings for exhibits depicting the culture of the Pacific, shops, restaurants and entertainment features outside of the "core area". This phase of the development program would be a means of obtaining necessary monies for building and maintaining the historic features of the project. The plan includes specific proposals for traffic and parking and the development of a pedestrian plaza. The plan envisions the development of a new small boat harbor and the improvement of the present boat harbor into a beach area similar to the Ala Moana Park beach development in Honolulu.

PART IV. EFFECTUATION OF THE PROGRAM

The basic function of planning is to prepare a general plan for the future development of the community and then to take proper steps to bring this plan to realization. This part of the report deals with a comprehensive approach to effect the restoration and preservation of historic areas and buildings as outlined.

This program recognizes that success lies in the cooperation of all parties concerned with the development process of Lahaina. It is based on the hope that private citizens, historic and civic

societies, institutions and various levels of government can and will work together to effectuate the improvements as spelled out in the plans. Of prime importance in the carrying out of the program is a sound organizational structure. Therefore, it is suggested that a permanent committee be organized to be called "The Lahaina Restoration Commission" for the purpose of guiding the development efforts necessary to carry out the restoration project plan.

Specific proposals for a special zoning ordinance to protect historic sites and architectural features compatible with the overall theme of historic and cultural significance is an important tool in effectuating the program.

The proposals for action in carrying out the program together with estimates of cost involve two parts: Phase 1, dealing with the historic and preservation plan within the general core area and Phase 2, dealing with the development of the international center, an important adjunct to the program of historic restoration, rehabilitation and preservation.

Suggested methods of financing by private investment and/or government participation are included as means of effectuating the program.

PART ONE

STORY OF LAHAINA



ENGRAVED FROM A DRAWING MADE ON THE SPOT
BY ROBERT DAMPIER

Environment:

The village of Lahaina is located in the western part of the Island of Maui in the District of Lahaina. Politically, socially and economically, it is the most important village in this district. A sugar mill, pineapple cannery and fishing fleet are located in this urban complex, providing job opportunities for the populace of Lahaina. Its historical significance and large population generate an influence felt through the District of Lahaina.

Physically, Lahaina is a port city situated on the seashore at the base of the West Maui mountains. Though the area is arid, water is abundant from many never-failing streams that meander down from the Kukui Watershed at the top of the West Maui mountains. The weather is warm, and gentle breezes predominate throughout the year.

Could the clock of history be turned back a thousand years, the group of Polynesian adventurers who sailed frail canoes across more than 2000 miles of open sea to land in the Lahaina area would find the same calm and fish-filled waters of Lahaina Roadstead, the lush and fertile land and the near-perfect climate still as alluring.

Still growing at Lahaina are the taro, sugar cane, greens, roots, sweet potatoes and bananas that bronze-skinned immigrants brought with them from Tahiti and the Marquesas. Still to be found are the inviting groves of graceful palms in which were built the first Lahaina villages. The same materials of nature from which they fashioned their grass huts, ceremonial long houses, places of worship, tapa cloth, cooking utensils and canoes are still there.

As the unspoiled and magnificent natural beauty of ancient Hawaii has been perpetuated in Lahaina, so have been preserved many of the homes, buildings and other landmarks created when it was the fated destination of bully-boy seafarers and dedicated missionaries alike.

This then is the stage on which we are to produce the enchanting drama of a Pacific yesterday. . .

Four centuries of unrecorded history intervened between the end of the great Polynesian migration to Hawaii and the arrival of Captain James Cook, British explorer who "discovered" the Islands in 1778. Through these hundreds of years, the Hawaiians at Lahaina stabilized their way of life at a level approaching the maximum at which land and sea resources would sustain their social organization, stone-age techniques and simple economy.

The same centuries of isolation in Mid-Pacific had given the chieftain families, *the alii*, at Lahaina and in other areas of Maui time to vie for supremacy in frequent savage and bloody no-quarter battles. From this fierce tribal warfare there eventually emerged a completely victorious group that established the Island of Maui as an independent kingdom ruled by hereditary kings called *alii nui.*

Greatest of these kings was Kahekili, who by intrigue and conquest became ruler of all the Islands, except the "Big Island" of Hawaii. He maintained his home and royal court at Lahaina until his death in 1794.

In the manner of so many great rulers, Kahekili left behind no one competent to grasp firmly his reigns of power, and the iron-fisted government that he had established was shattered.

A year after Kahekili's death, a young warrior chieftain, who had through a series of spectacular battles made himself king of the island of Hawaii, landed with a well-equipped army at La-

haina. He had come to conquer Maui and he did. He met no resistance. He destroyed Lahaina . . . laid waste the entire western portion of Maui — and sailed away to take possession of the Island of Molokai and then, at the famed "Battle of the Pali", to conquer the king of Oahu.

This was the famed Kamehameha, first king of all the islands, which are today the State of Hawaii.

Kamehameha too established both his home and the seat of government in Lahaina, and the vigor and importance of the town was renewed.

For his royal residence, Kamehameha built the first "brick" house in Lahaina, according to the rather confused history of those years. The "brick" was most likely lava rock. The residence was a rather small, two-story affair and was constructed on a long arm of land familiarly known as "the point."

For his only daughter, Princess Nahienaena, the king provided the finest of straw houses in Lahaina. Such houses differed greatly from what we think of today as "grass shacks." The straw house had perpendicular walls, a peaked roof and a doorway through which one could walk erect, where the common house was "A"-shaped and access must be on all-fours through a small opening, like a dog entering his kennel.

It was a comfortable house, well ventilated and durable. In later years it was the residence of a U. S. Consul at Lahaina.

In the last year of his turbulent life, Kamehameha the Great gave Lahaina its first observatory or look-out tower. Built of wood, it stood on a small stone elevation at the waterfront. The king perhaps mounted this tower to get early sight of his own ships engaged in the sandalwood trade returning with a wealth of strange and delightful articles from far-off China.

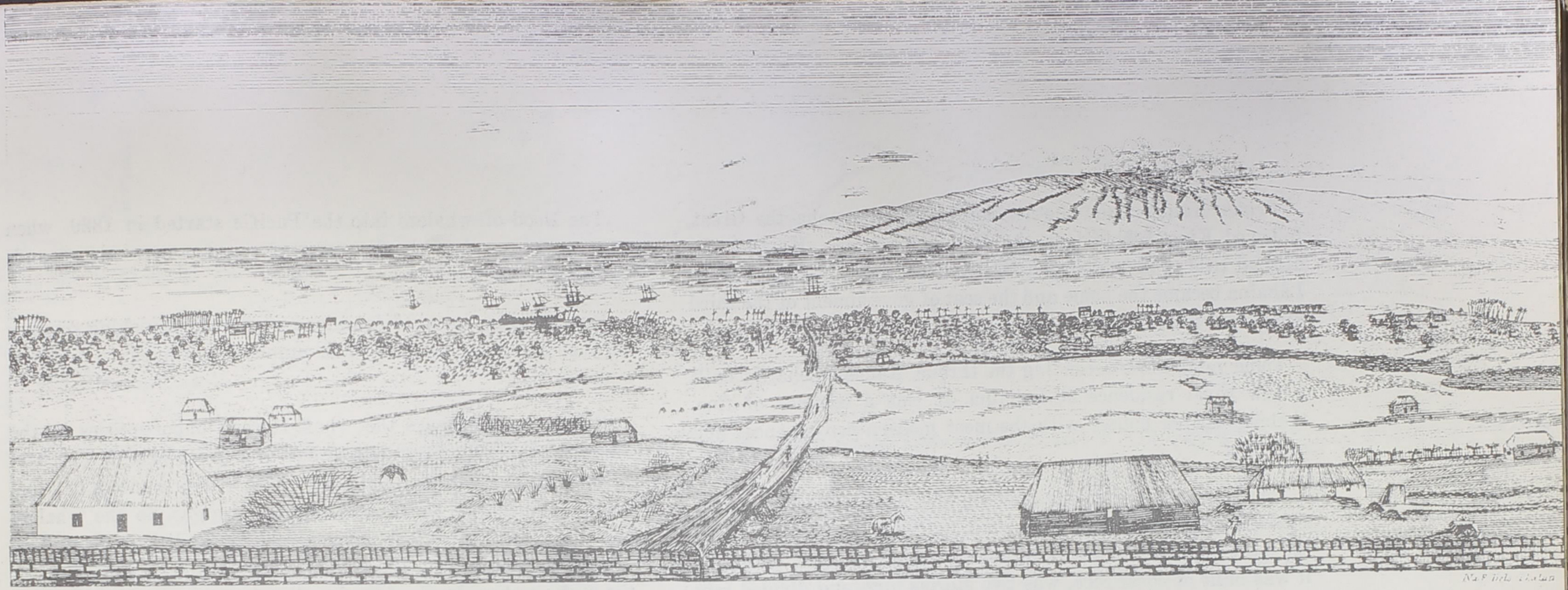
For during Kamehameha's reign, Lahaina thrived as a center for the lucrative sandalwood trade — a monopoly of the king. The commoners of the town, the *makaaina*, laboriously brought the fragrant wood down from the mountains of Maui for shipment to China, where it was highly prized for making incense to be burned in temples of worship.

The fiercely dominating "Conquerer of the Islands" died in 1819. With his death there came sudden and explosive changes in the traditional and peculiar fuedal way of life in Hawaii. And the passing of the greatest and most dictatorial of Hawaii's kings was immediately followed by an eruption of events that launched Lahaina into the most tumultuous period of its long history.

Liholiho, eldest son of the dead king, inherited the Hawaiian throne as Kamehameha II. He was weak where his father had been strong. From the high seat of absolute power so belligerently occupied by Kamehameha the Great, Liholiho bent down to listen to and heed the wishes of his court chiefs. His first act was to destroy a portion of his power by permitting the chiefs a share of the profits from the sandalwood trade.

He further weakened his authority by allowing Kaahumanu, who had been the favorite wife of his father (there had been several wives, including a "sacred" one — a good old Hawaiian custom), to proclaim herself *Kuhina Nui* or prime minister. This willful woman immediately violated the strict and sacred tabu prohibiting men and women eating together. Such behavior by the kingdom's highest chieftainess soon had the people breaking most tabus — which were part of the ancient Hawaiian religion.

Meanwhile, a French ship arrived in the Islands, and two former high court officials under Kamehameha the Great were



LAHAINA as seen from LAHAINALUNA

EXHIBIT I

ORIGINAL DRAWING IN POSSESSION OF
THE ROBERT E. VAN DYKE COLLECTION
HONOLULU, HAWAII

LAHAINA • 1838

converted to the Catholic faith by a priest among the ship's company.

This led to the downfall of the old Hawaiian gods and the tabu system. Hawaii suddenly became a nation without a religion.

By significant coincidence the first American whaling ships, the *Bellina*, *Duke of Bedford* and *Equator* arrived in Hawaii in 1819, the year of the death of Kamehameha the Great.

About a year later missionaries from New England arrived to start filling the religious vacuum in the Islands.

The resultant whirlwind meeting of the robust, carefree pleasure-loving and often sin-loving men of the whaling fleet and the stalwart and conscientious pioneers of Christianity had its high velocity vortex at Lahaina. The formerly quiet and peaceful town was off to a historical romp that probably will never be equalled.

As Lahaina moved gingerly onto the stage of the world to play an exciting new role in the annals of mankind's erratic progress, King Liholiho and his queen, Kamamalu, visited England. The royal couple died of measles in London in 1823.

The bodies of the royal pair were returned to Lahaina aboard the British frigate *Blonde*, and placed in a hastily constructed building. Later the bodies were laid to rest in a proper tomb, located near the royal residence. There they remained until their removal to the Royal Mausoleum in Honolulu.

Prince Kauikeaouli, another son of Kamehameha the Great, followed King Liholiho on the Hawaiian throne. He took the official title of Kamehameha III. And the now-bustling town of Lahaina became the home and the seat of government of the third king of all the islands.

Some years after ascending the throne, Kamehameha III built a new royal residence at Lahaina. It was a complex of fine, thatched-roofed houses with the most modern conveniences and comforts.

The king also started the building of a palace, known as *Hale Piula*. It was never fully completed, but what was finished was the most imposing structure in Lahaina. Located close to the sea, it was built of coral rock, was two stories high and divided into many apartments with a piazza completely surrounding it. A heavy wind storm destroyed the structure in 1858. Materials from it were used to build a new government building.

In the meantime, the whaling industry in the Pacific had centered ever-increasing activities at Lahaina, and the hard-living men of the whaling ships were playing Merry Ned — as sailors of the time would have said — with the town.

Having progressively recovered from the crushing blows dealt by the Revolutionary War and the War of 1812 (England was the principal market for sperm oil, the main product of the industry those days) the American whaling industry had in 1815 entered a 45-year period of expansion and prosperity. The whaling fleets from Nantucket, New Bedford and other New England ports quickly "fished out" the portions of the Atlantic Ocean from which they could harvest a profitable prey.

Seeking more fruitful hunting grounds, the ships began in increasing numbers to "round the Horn" and search the Pacific.

The flood of whalers into the Pacific started in 1820, when news was spread of the discovery of rich sperm whale grounds off the coast of Japan.

By 1822 there were 34 American whalers replenishing supplies in the Hawaiian Islands. The number continued to increase rapidly.

Within a few years the whale-finding opportunities in the Japan and Yellow Seas diminished to a great extent. The harrassed whales were fleeing the harpoons of their hunters to a last refuge amidst the ice of far northern waters. So the whalers began concentrating their attention on the Kodiak or Northwest Coast grounds, and on those in the Bering and Okhotsk Seas in the arctic waters north of Bering Strait.

This shifting of whaling operations made the Hawaiian Islands even more attractive to the whalers as an advantageous place for repairs and provisions and as a refuge during winter months, which brought stormy weather to North Pacific areas.

Now whaling ships by the hundreds began coming to Hawaii. The peak year of whaling brought 549 ships to the Islands. This was in 1859. The open, calm-water roadstead of Lahaina attracted to the startled town more than its share of these ships and their pleasure-bent, unruly and hard-to-handle crewmen.

Consider the halcyon days, when some 50 ships were usually anchored off Lahaina. Allow 25 to 30 men to a ship. This meant there were from 1250 to 1500 sea-bittered men roaming the single main street and the byways of Lahaina in search of the rawest pleasures — especially those to be afforded by drink and women.

Consider, too, that the saying among the whaling men was "No God west of the Horn." They believed it, or wanted to. Outrageous

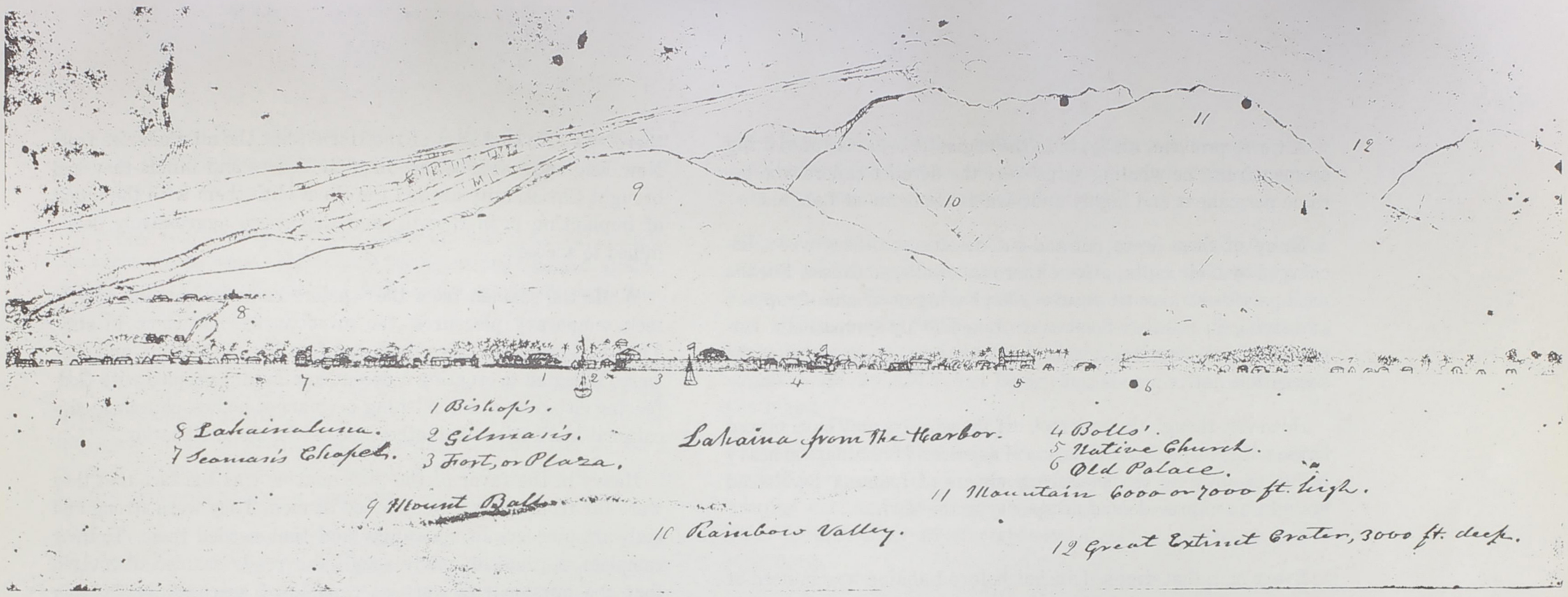


EXHIBIT II

Original in possession of
TESSIE SHAW FISHER COLLECTION
Hawaiian Mission Children's Society

LAHAINA FROM ANCHORAGE

From the letter of Cornelia Bishop to her father
Dated February 9, 1853

debauchery was conventional among these men, and sanctioned by customs of times. They bitterly and actively resented any effort to control their behavior or to deny them the lusty diversions they enjoyed in more remote ports of the world.

There is historical evidence that the crew of a whaler threatened violence to a Lahaina missionary whom they thought guilty of trying to have Hawaiian chiefs place a tabu against visits of women to ships. It is true that a group of outraged seamen armed with clubs and knives invaded a religious meeting to demand that an Island law against intimate relations with women be repealed.

It is also true that a whaler captain enticed four "base women" and was detained ashore by Lahaina authorities who demanded that he release the women. The defiant captain sent orders to his ship that she was to fire on Lahaina if he was not released within an hour. The ship's crew obediently fired four cannon balls at a mission house, and thus caused their captain to be freed.

A worse problem, really, than the orgiastic behavior of visiting seamen from the whaling ships were the derelict sailors who became permanent and highly undesirable residents of Lahaina.

Many of these were out-and-out deserters; others were discharged by their captains for either real or alleged causes. For the most part these were an unsavory lot, having no means of support and living in squalor. Some were taken in by sympathetic Hawaiians, and thus became a disrupting influence among the susceptible native population.

However, though the crewmen off the whalers may have played havoc with the peace and the moral aspects of Lahaina, the heavy influx of ships to the sheltering waters of Lahaina Roadstead brought an unprecedented prosperity to the town.

Every ship that dropped anchor before Lahaina was in need of provisions. Most needed items of new gear and repairs. One ship chandler listed 650 different items with which a whaling ship had to be supplied — from fresh water and foodstuffs, through cloth and fishhooks, to sextants, chronometers, hardware and crockery. These needs brought a business boom to Lahaina. Some leading business firms in Hawaii today were founded on rich profits skimmed from selling to the whaling ships.

The demand of the ships for fresh vegetables and meat stimulated the growth of a diversified agriculture. Grogshops and other questionable establishments sprang up and prospered from satisfying the thirst and cravings of the lusty seamen.

Commercially, at least, the good seemed to somewhat balance the evils brought to Lahaina by visitations of the whaling fleet. However, the missionaries did not see it this way. They were not commercial but religious minded. Maybe the whaling men thought there was "No God west of the Horn", but the missionaries from New England knew better. In their hearts and minds they had brought Christianity around the Horn with them with the intent of implanting it in Hawaii, and they were aggressively determined to succeed.

While the seamen from the whalers came to Lahaina only to seek temporary pleasures, the missionaries had come to stay. They had brought their wives and families with them, and they were dedicated to creating a decent community peopled with God-fearing citizens - to establishing permanent homes, churches, educational institutions and other necessities for civilization.

Heavy in the favor of the missionaries was the fact that they were far from being a weak breed of men. They were strong and stalwart pioneers in a strange land that needed them. To their complete amazement, many rough and ready seamen discovered that the missionaries were as capable of successfully fighting physically for what they knew was right as they were of preaching the Gospel.

While the main concern of the missionaries was to bring enlightenment to the Hawaiians, they courageously gave much of time and effort to not only controlling the behavior of seafarers but to recruiting them into the Christian forces at Lahaina. They succeeded to an amazing extent, considering circumstances, through a temperance society, the establishing of a Seaman's Chapel and sheer doggedness.

The missionaries wisely allied themselves with the Hawaiian chiefs, who were deeply concerned about the evil effects the whaling men had upon their people. Queen Mother Keopuolani is said to have been the first convert to Christianity. She accompanied a party of early missionaries to Lahaina, and was the first

to be baptized in the newly established mission. Hoapili, governor of Maui, was another early convert. He became a staunch friend and ally of the missionaries.

Through the devotion of such influential and powerful friends, the missionaries were able to have stringent laws passed against debauchery. A strong jail was built and kept fairly well filled with wayward seamen.

The determined spirit of the missionaries fully imbued their Hawaiian converts. A prime example of this was given by Queen Mother Keopuolani when she ordered cannons set up at the Lahaina waterfront to protect her missionary friends after the crew of an off-shore whaler had fired at a mission house in protest against attempts to keep women off their ships.

It was never necessary to fire the cannons, and that was good. They had been salvaged from a shipwreck, were in bad shape and would probably have blown up if loaded and fired. Nevertheless, the gesture proved the Queen Mother's heart was in the right place — with the missionaries.

So, while the missionary forces could never bring the riotous whalers under complete control, they could and did manage to prevent them from taking over Lahaina on their own disastrous terms.

While fending off the evil influences of the whaling men in Lahaina with one sturdy arm, the missionaries led the Hawaiians onward and upward with the other. With an impossible yet miraculously readily available third arm, they transformed what was once just another stone age Hawaiian village into a well-set-out, prosperous and imperishable town.

They destroyed nothing of the beauty and charm of the village, but preserved them. They added the architectural quaintness and quiet graciousness of the civilization of their own century — thus creating a town that blends with almost unbelievable completeness, long centuries of Hawaiian history.

From their first coming to Lahaina, which coincided almost exactly with the coming of the first whaling ship, the missionaries began to build. They built homes, mission houses, churches, a Seaman's Chapel and buildings for special uses. Like the Hawaiian kings before them, they built well. Much of what they built still stands. Some are still in use. Some could easily be restored to full usefulness.

Spurred by the missionary zeal, the Hawaiian king, Kamehameha III, who ruled the kingdom of Islands during the years of the whaling era, and the governor of Maui also built at Lahaina. They built another royal residence, a palace and many public structures.

The golden age of whaling in Hawaii was between the years of 1843 and 1860. During these rich years more than a hundred whaling ships at a time lay at anchor in the Lahaina Roadstead. Ashore in the town, most of which was strung along the waterfront for two miles of a single street, the crews caroused and rampaged, the captains gladdened merchants' hearts with heavy cash payments for provisions and supplies and the missionaries made steady progress in their work against the worldly obstacles.

Like all industries, the whaling industry enjoyed spurts of growth and suffered recessions during the halcyon days of Lahaina. These were directly reflected at Lahaina by the increase or decrease in whaling ship arrivals for provisioning and repair.

The increases in the number of voyage-worn whalers dropping anchor in Lahaina Roadstead were always the result of new discoveries in whaling grounds. The decreases were caused by varied



events of history — none directly connected with the whaling industry at all.

The California gold rush caused the number of whalers swaying at anchor at Lahaina to fall off sharply from 1846 to 1852. The exhausting of sperm fishing ground off Japan and bad whale catching luck in the Bering and Okhotsk Seas were also contributing factors.

The lure of gold in California and the resultant need for supplies and merchandise caused most ships from the East Coast rounding the Horn to the Pacific Ocean to have San Francisco as first destination. This included whalers, which were not particularly specialized for whaling as they are today, but could serve as general cargo ships for a portion of a whaling voyage when there was money to be made.

Many of the whaling ships that paused at San Francisco stayed there — deserted by crews, and often even officers, bitten by the gold bug.

Pacific whaling recovered from the depressing effects of the

California gold rush as disillusionment came to so many gold seekers and whaling men decided to stop following a golden will-o'-the wisp and return to the trade they knew. Whalers by the hundreds again rattled anchor chains at Lahaina, loosed their carousing crews and their eager to buy captains. And the missionaries and their Hawaiian converts were again embattled against the almost incorrigible sinning ways of lustful seafarers.

The final decline of whaling in the Pacific, in Lahaina and, in fact, in all the oceans of the world began in 1859. Kerosene, an early product of the then burgeoning petroleum industry was, because of price and its smokeless features, replacing whale oil in the lamps that lit the world after nightfall.

Sperm oil, prized for its lubrication properties, was becoming increasingly scarce — simply because sperm whale, a peculiar variety of whale that carried the precious oil in a head cavity, had been over zealously hunted and was disappearing. Too, the upstart petroleum industry was starting to produce some oil that matched the qualities of sperm oil.

Whalebone, used in corsets and wherever else resilient support was required, was being replaced by the more plentiful and cheaper celluloid and steel.

The Civil War dealt a sharp blow to whaling in the Pacific, and jolted the economy of Lahaina.

There was a 60 per cent drop in the number of whaling ships afloat between 1860 and 1866. Fifty of the 514 ships in the industry were sunk by wartime privateers in 1861. Another 40 were sunk by the government at Charleston Harbor as part of the "stone fleet" intended to blockade that port.

As the Civil War ended, only 263 whaling ships were left. Hawaii — and Lahaina — enjoyed visits by most of these, however, and there was prosperity from whaling once again.

However, back in New England, where the whaling fleet originated, the famous whaling ports were becoming industrialized. Whaling ship operators were being given opportunity to invest in growing and highly profitable industries and forego the heavy risks of whaling ventures. The opportunity was accepted, and fewer and fewer whaling ships were seen at Lahaina.

Even the most courageous of investors in whaling voyages became alarmed at the inherent risks of the industry when 33 ships, the bulk of the fleet, were lost in the crushing ice of the North Pacific whaling grounds — they stayed too late in the fall.

The loss of these ships was a crushing blow in Lahaina — a blow from which the town never recovered.

The final blow to Lahaina came with the full development of San Francisco as a port. It was just as convenient for the whalers hunting in the far northern reaches of the Pacific, and in 1869, the first transcontinental railway was completed. Ships no longer had to sail 'round the Horn to get whale oil and bone to East Coast destinations.

It was in 1862 that even the most optimistic of Lahaina's people finally conceded that the great and turbulent and, somehow, wonderful years of the whaling era were over and done for — forever.

This was, to Lahaina, as if Wall Street was today to be removed from New York City. The effect on business and everyday living was drastic.

Prices tumbled. Cattle and staple products became comparatively worthless. Lahaina's agriculture entered a most uncertain state of transition. The working people were out of work.

Much of the population of Lahaina, seeking a livelihood, left the town. Most of the missionaries, their tasks completed, also left.

And Lahaina?

Well, Lahaina simply reverted to what it had always been — what it had undergone and grown to be — a safe and unique depository for centuries of Hawaiian history.

Ancient Lahaina refused to join in the mad twentieth century rush so foolishly indulged in by most centers of attraction in Hawaii.

Lahaina settled back, waited. She held her precious and unequalled treasures close, guarded them carefully against the crass erosion of so-called progress.

Lahaina today is ready for the turning of an understanding key in the lock of time to release the capsuled centuries of Pacific history that are peculiarly here.

HISTORICAL EVENTS OF LAHAINA
1736-1960

1736 Kekaulike, King of Maui, died and was succeeded by his son, Kamehameha-Nui (Not to be confused with Kamehameha I, Conqueror of the Islands).

1765 Kamehameha-Nui died and was succeeded by his brother, Kahekili.

1776 Kalaniopuu invaded Maui at Maalaea Bay and his army was almost annihilated by Kahekili's in a battle on the Sand Hills near Wailuku.

1778 Maui was discovered by Capt. Cook on his second visit to the Sandwich Islands.

1786 French exploration party under La Perouse anchored near Lahaina. (Village known as La Perouse)

1790 Olowalu massacre was started by the crew of the American ship "Ella Nora" under Captain Simon Metcalf. Sailors fired on native boats after a truce agreement was reached after the murder of one American sailor.

1790 Kamehameha I conquered Maui. He landed at Hana and proceeded victoriously across the island to Iao Valley where he defeated Maui chief Kalaniekupule, son of Kahekili, in the bloody and decisive battle of Iao Valley or Kepaniwai.

1793 Captain Vancouver visited Lahaina on his second expedition.

1794 Kaeo assumed rule of Maui upon the death of Kahekili.

1802-1803 Kamehameha I visited Maui with his fleet of war canoes. He consecrated heiaus at Kapahulu and Kaupo and spent one year in Lahaina at the "Brick Palace" which he built.

1819 First whaling ships visited Lahaina.

1819 Kamehameha I died.

1819 Kamehameha II was proclaimed King.

1819 Observatory tower was built.

1819 First French warship visited Lahaina.

1823 First Christian Mission was established in Lahaina under Reverend Richards.

1823 The village of Lahaina had 2300 inhabitants.

1823 Keopuolani, Queen of Kamehameha I, died in Lahaina and was the first high chief to be buried according to Christian customs.

1824 Kaahumanu gave the first code of laws, based on the Ten Commandments, forbidding murder, theft, boxing, fighting, and desecration of the Sabbath by work or play.

1824 Kamehameha II died in England.

1824 Lahaina was about 1-½ miles long and contained approximately 700 grass huts and a few permanent buildings.

1825 English frigate "Blonde" arrived off Lahaina with the bodies of King Liholiho and his queen after their death from measles in London.

1825 Kamehameha III was proclaimed King and Kaahumanu regent.

1825 The crew of the whaleship "Daniel" attacked the home of the Reverend Mr. Richards and threatened the lives of Mr. and Mrs. Richards.

1826 Another attempt was made on Mr. Richards' life.

1826 Mosquitoes were introduced at Lahaina by the ship "Wellington" from Mexico.

1827 The Reverend Mr. Richards completed his home (first stone dwelling erected by Hawaiian missionaries).

1827 The crew of the whaleship "John Palmer" fired its cannon on the newly built home of the Reverend Mr. Richards.

1828 The cornerstone was laid for the Wainee Church which was located to the rear of the palace of Kamehameha III. It was the first stone church on the island.

1829 Hoapili was appointed the first Governor of Maui.

1831 Lahainaluna Mission School was opened under the Reverend Lorrin Andrews and construction of the permanent buildings was started.

1831 Fort was constructed in Lahaina. (demolished in 1854)

1832 Queen Regent Kaahumanu died.

1832 Wainee Church was completed.

1832 Mr. Spaulding arrived. He started the construction of Baldwin House.

1833 First printing press and office in the islands was started at Lahainaluna School.

1833 Reading room at Baldwin House was started.

1834 First newspaper west of the Rockies was printed at Lahainaluna. It was called the "Lama Hawaii" or the "Torch of Hawaii". At this point, printing began to be a major enterprise at Lahaina.

1835 Mr. Dwight Baldwin arrived.

1835 Mr. Spaulding and family took up residence in their newly completed home. Later they left and Dr. Baldwin took possession of what is now known as the Baldwin House.

1835 Governor Hoapili of Maui issued a proclamation ordering all children of four years and over to attend schools.

1836 Shipmasters and foreigners donated money for a seamen's chapel adjoining the Baldwin House.

1837 Five school houses of stone and adobe were built.

1839 Kamehameha III signed the Hawaiian Bill of Rights at Lahaina.

1839 First Constitution was adopted at Lahaina.

1840 First legislative session was held in Lahaina.

1840 Governor Hoapili died. No successor was named.

1840 Kamehameha III Palace ("Hale Piula") was constructed.

1841 First Catholic mass was held in Lahaina.

1841-
1849 Lahaina led in whaling industry.

1842 Captain John Stetson was appointed first American Vice Consular Agent at Lahaina.

1842 Mr. Richards and Timothy Haalilo departed to get recognition of sovereignty for Hawaii from France, Great Britain and the United States.

1842 First temperance league was founded in Lahaina. King Kamehameha III and a high chief signed the pledge.

1842 40 whaling ships visited Lahaina.

1842 Last meeting of the Legislature was held in Lahaina.

1843 Kamehameha III moved the capital to Honolulu.

1843 Royal Historical Society was formed.

1843 Lahainaluna Mission School published the first Hawaiian history.

1843 U. S. Marine Hospital was built.

1845 Catholics established a small settlement in Lahaina with church and schools, ("Marie Lanakila").

1846 First census was taken in Lahaina: 3,445 natives, 112 foreigners, 882 grass houses, 155 adobe houses, 59 stone and wooden houses, 528 dogs and 600 seamen.

1846 Peak year for the whaling industry in the port of Lahaina. 395 whaling ships visited Lahaina.

1848 "Hale Piula", Palace of Kamehameha III, was remodeled and used as a court house.

1848 Meat market was opened near the wharf.

1851 First steamship made the round trip between Lahaina and Honolulu.

1852 Prison (cell block) building was erected.

1853-

1854 Smallpox epidemic struck.

1854 Prison wall was completed.

1854 Kamehameha III died.

1857 David Malo, celebrated Hawaiian historian, died and was buried on the summit of a mountain behind Lahainaluna School.

1858 Catholic Church building was erected.

1858 Ghost wind (tornado) destroyed Wainee Church.

1858 Ghost wind destroyed "Hale Piula".

1858 Construction of present court house was begun using salvaged material of "Hale Piula".

1859 Wainee Church was rebuilt.

1860 Construction of the court house was completed.

1860 Last large whaling fleet of 325 ships arrived in the islands of Hawaii.

1861 James Campbell started one of the first sugar mills.

1873 Banyan tree was planted by W. O. Smith.

1877 First telephone and telegraph lines were completed between Paia and Haiku.

1894 Wainee Church was burned down by Royalists.

1897 Wainee Church was rebuilt as a gift of H. P. Baldwin.

1898 Maui celebrated the annexation of Hawaii by the U. S. A.

1900 Maui celebrated the establishment of the territorial government with S. B. Dole as the first governor.

1901 Pioneer Hotel was built.

1922 Mala pier was opened.

1927 Catholic Church was reconstructed.

1929 Radiophone service linking all major islands of the group was established.

1934 Inter-island air mail service was started.

1938 Sea wall along Front Street was completed.

1947 Wainee Church was completed.

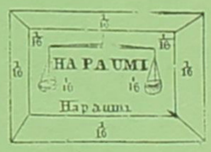
1959 Statehood for Hawaii.

PART TWO

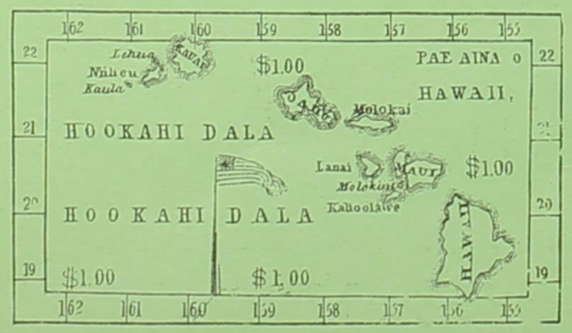
SURVEY ANALYSIS

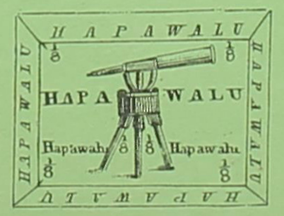












Originals in possession of
THE ROBERT E. VAN DYKE COLLECTION
Honolulu, Hawaii

Plan

DE LA RADE DE RAHEINA

sur l'Île Mowi (Îles Sandwich)

Levé et dressé

par M.r L.I DUPERREY, Officier de Marine,

Embarqué sur la Corvette du Roi l'Uranie.

Août 1819.

N.B. *Les Sondes sont exprimées en Pieds français.*

S. indique fond de Sable.

C. _____ Corail.

PARTIE DE L'ÎLE MOWI

20.° 52. 0.° de Latitude Septentrionale.

159.° 7. 27. 8 Longitude à l'Occident de Paris.

Rahéina

de

l'Village

Village

Mouillage de l'Uranie.

Renvois.

a *Observatoire de l'Uranie.*

b *Grand magasin bâti en briques.*

c *Morai.*

d *Maison de M.r Butler.*

e *Fosses remplies d'eau où l'on cultive le* Taro.

f *Plantation de murier à papier.*

g *Plantation de canes à sucre.*

0 250 500 750 1000 1250 1500 *Toises.*

0 500 1000 1500 2000 2500 3000 *Mètres.*

EXHIBIT IV

From
VOYAGE AUTOUR DU MONDE
By CAPTAIN LOUIS DE FREYCINET

Land Use

The restoration of Lahaina's historical areas must be viewed in the light of whatever data is available of the past uses of certain lands. Other than the historical data dating from 1736 to 1819, there is no map available of the Lahaina area during this period. In 1819 we find the first plan of Lahaina, prepared by M.L.I. Duperrey, who was an officer of a French battleship. The plan, entitled "Dela Rade De Rahein" (The Plan of the Roads of Lahaina) Exhibit IV shows the following:

a. Observatoire de l' Uranie (Observation point)
b. Grand Magasin batien briques (King Kamehameha's Palace)
c. Morai (heiau)
d. Maison de Mr. Butler (Butler House)
e. Fosses remplies d'eau ou l' on cultive le taro (Irrigation area where people planted taro)
f. Plantation de murier a' papier (cotton field)
g. Plantation de canes a' suere (sugar cane fields)

From this plan, it is noted that behind the taro patch are residences which could be those of the chiefs. It can be readily seen that the kuleana system of setting aside land for private ownership began around this period. A stream flowing into the ocean existed along what is presently Dickenson Street. This stream presumably served as the main water source for the village. The shoreline was along what is now Front Street, going toward Olowalu, except for the wharf area. The present area between Front Street and the oceanline was man-made filled land.

1819 - 1884

The period from 1819 to 1884 saw much development take place in Lahaina, as noted on Exhibit V. Several roads were constructed during this period, which are still in existence:

a. Alanui Moi, the great government road (Front Street)
b. Alanui Waiokama (Shaw Street)
c. Alanui Hoapili (Wainee Street)
d. Alanui Papu (Prison Road)
e. Alanui Lahainaluna (Dickenson Street)
f. Alanui Panaewa (Present Lahainaluna Street)
g. Alanui Nahienaewa (Chapel Street)

The kuleana property boundaries formed the pattern of the land boundaries of today except for the area of Wainee Street between Lahainaluna and Shaw Streets. This was the beginning of the street system for the area.

From the plan it is noted that a water reserve existed above Hoapili Road (Wainee Street) which served as a water source feeding the stream flowing into the ponding area known as Spring House. In 1819 this stream flowed into the ocean along Dickenson Street, and with the increase in population, conservation of water to serve the village was no doubt the reason for changing of the water course to what would be considered a reservoir and pump house. This seemed to indicate the construction of what is known as the Spring House. Also, the plan shows a canal flowing from the water source from the mountain along Alanui Papu (Prison Road) to a pond which overflowed into the ocean following a canal, the course of which followed the route of the present Canal Street. Different versions on the use of the canal exist, one of which is its use by the whalers to obtain fresh water.

An outstanding feature of the plan is Kamehameha III's residence surrounded by water (loko nokuhina). This water area formed the security area for the King. It also created an artificial island similar to the moat around the Emperor of Japan's Palace. The reef areas makai of Front Street had been filled to create new land at this time.



FRONT STREET 1908

EARLY 1900 VIEWS

COURT HOUSE



The originals are in the possession of
R. J. BAKER COLLECTION
Honolulu, Hawaii

Land use of this area in 1884 showed residences along the coastline. Royal residences were established along the coastline of Lahaina, now the site of Kamehameha III School. Residences along Front Street were tenanted mostly by professional "Haole" people. The civic center was the court house area. The American Protestant Mission land occupied the heart of the town, tying in with the water reserve. Taro patch areas were given to chiefs by Kamehameha III. Pioneer Mill was in operation, and was the beginning of the industrialization of Lahaina.

Businesses located along the wharf area included the Chinese store at the corner of Front Street and Dickenson Street. The location of businesses along the wharf was natural in keeping with the transportation facilities of importing and exporting goods. Also, along Alanui Moi (Front Street area), small business stores served the workers of Pioneer Mill.

The 1884 plan, in effect, was the early master plan for Lahaina village, including the land use.

Historical features of this era are noted on Exhibit V, as follows:

Reference No.

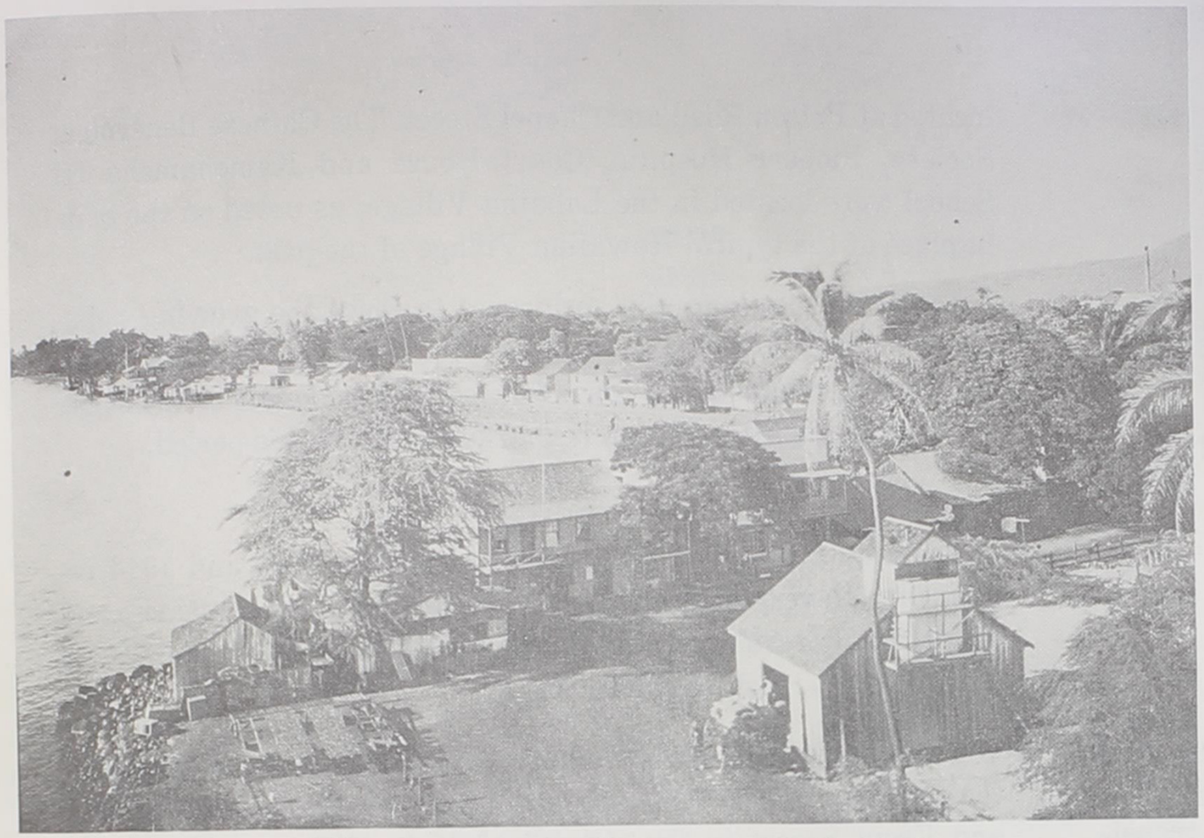
1. Seamen's Cemetery
2. Marie Lanakila Church
3. Baldwin House
4. Seamen's Chapel
5. Richards House
6. Spring House
8. Court House
9. Banyan Tree
10. Hale Aloha Church
11. Episcopal Cemetery
12. Prison
13. Wainee Church
14. Cemetery
15. Kamehameha III Residence
17. Canal
18. Hauloa Stone
20. Chinese Store
22. Market (Long House)
25. Bridge of Sighs
26. Hawaiian Market Place
27. Royal Residence
29. Hoapili's House



GENERAL LAND USE
LAHAINA - 1884

PREPARED BY: COMMUNITY PLANNING INC., 233 MERCHANT STREET, HONOLULU, HAWAII
Original Map in Possession of Survey Department State of Hawaii

EXHIBIT V



WATER FRONT



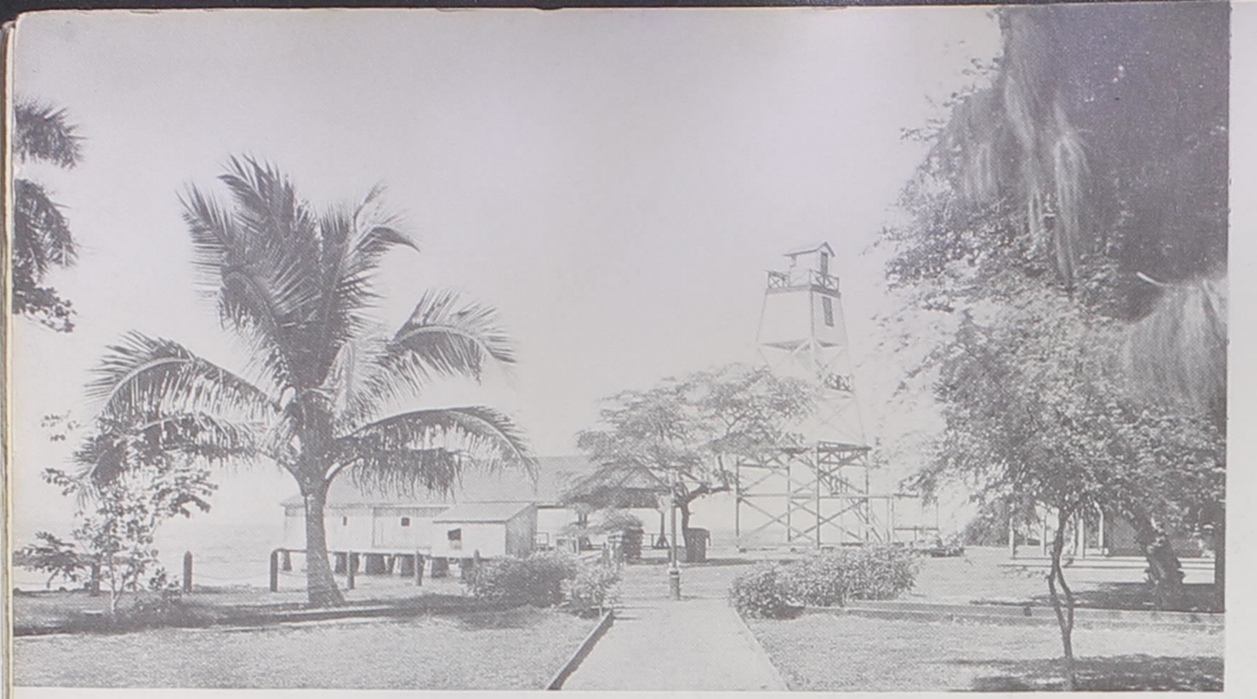
PIONEER HOTEL



CHINESE TEMPLE

EXHIBIT VI

The originals are in the possession of
R. J. BAKER COLLECTION
Honolulu, Hawaii



OBSERVATION TOWER

EXHIBIT VII

The originals are in the possession of
R. J. BAKER COLLECTION
Honolulu, Hawaii

1914

Following the 1884 plan, another plan of Lahaina Village was prepared in 1914. Highlights and land use of the plan are as noted on map, Exhibit VIII. From this plan, one readily sees the transition that took place from the capital of the kingdom to a typical plantation village.

The stream along Dickenson and Canal Streets was closed and filled in. The source of water makai of Wainee Street was completely removed. This is attributed to the fact that the County installed a modern water system to serve the village. A ponding area to catch runoff water from the mauka area still remains.

Business areas along the wharf were wiped out to make way for the enlargement of the wharf for loading and unloading of commodities. Fish and meat markets were found along Front Street. The theater, Pioneer Hotel, Japanese Hotel, Japanese Hospital and Japanese Theater made up some of the new businesses in the area. Businesses in the form of small general stores were built along Front Street, as presently exists. A small business area was located at Prison Road and Chapel Street. The Chinese Benevolent Society, Pioneer Hospital, Court House and Kamehameha III School were located in the Lahaina Village, as noted on the plan, in place of the typical Hawaiian Village of the past.

Increased single family residences to serve the growing population were in evidence at this time. Duplex and multi-family units scattered throughout the town formed the residences of the sugar plantation employees which is characteristic of this period.

1960

The land use and street pattern formed in 1884 and 1914 remained with very little change except for increase in business and single family residences and the construction of Baldwin Packers, as noted on the map, Exhibit IX.

The present land use bounded by Kauaula Stream on the South, the junction of the Honoapiilani (Lahaina-Wailuku) Highway and Front Street in the vicinity of Mala Village at the North, Honoapiilani Highway on the East and the ocean on the West shows the mixture of different land uses that have grown up during the development of the area and more particularly during the transition period between the former kingdom and annexation.

In essence, Lahaina is an agricultural community. The existing land use of the area under study is listed on attached tables.

The existing land use pattern follows in general the pattern established in 1914 for residential and business. Business buildings and residences in the heart of Lahaina village in 1914 are still standing. The majority of the buildings in the town of Lahaina are old and dilapidated.

The restoration program no doubt will play an important role in the further development of Lahaina town.



GENERAL LAND USE
LAHAINA - 1914

PREPARED BY: COMMUNITY PLANNING INC., 233 MERCHANT STREET, HONOLULU, HAWAII

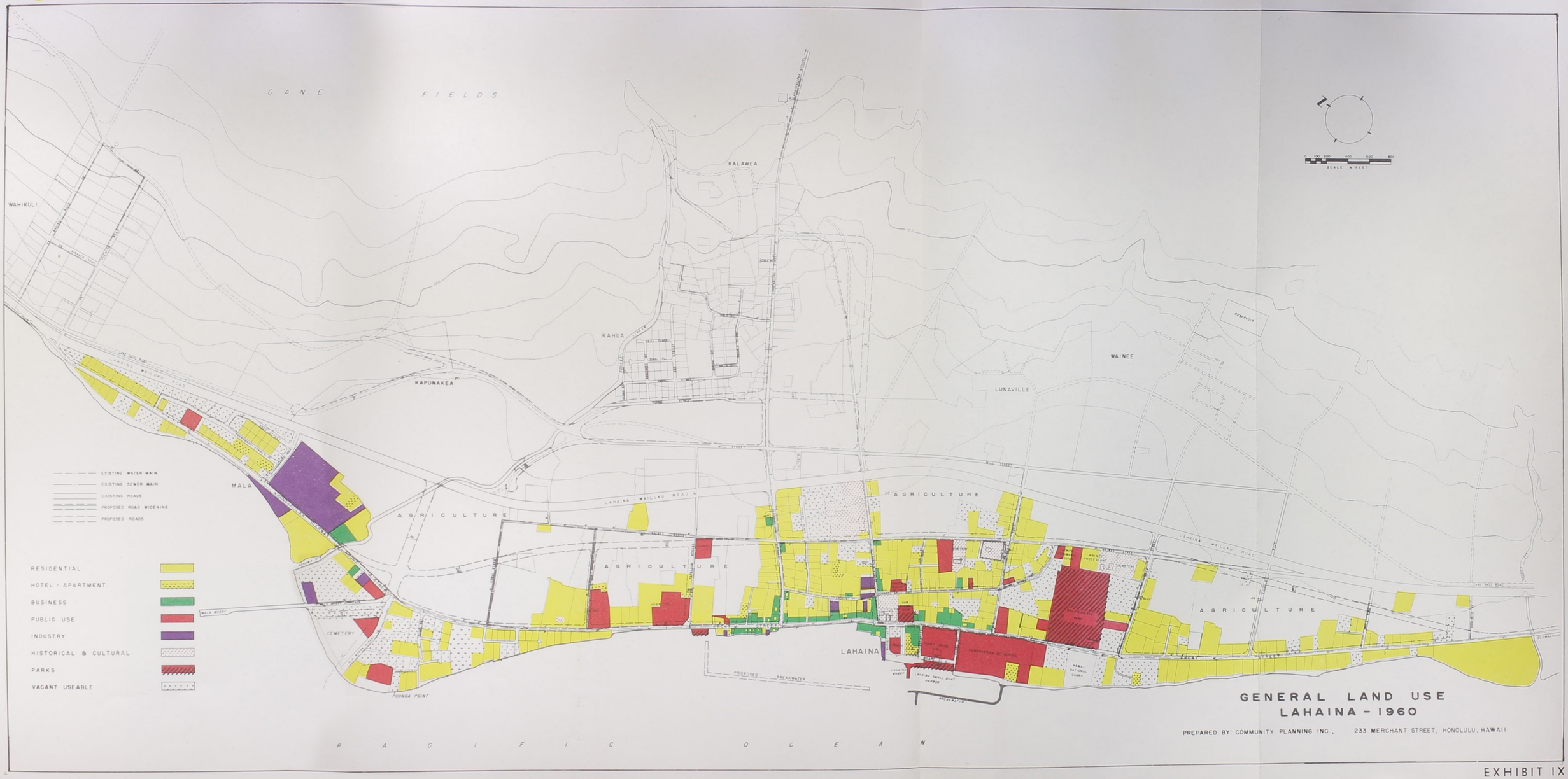
EXHIBIT VIII

TABLE
EXISTING LAND USE (1960)
FOR
LAHAINA AREA UNDER STUDY

Residential - Single Family (R-1)	87.46 Acs.	29.8%
Duplex - R-2	.24	—
Hotel-Apartment	2.39	.8
Business	7.77	2.6
Semi-industrial	.63	—
General industrial	10.49	3.6
Noxious industrial	—	—
Public	22.02	7.6
Parks	5.77	2.0
School	4.70	1.6
Military	1.86	.6
Agriculture	116.76	39.7
Vacant - Usable	34.26	11.7
Vacant - Unusable	.09	—
TOTAL	294.44 Acs.	100.0%

LAND USE
"CORE AREA"
EXISTING LAND USE

Single Family Residential (R-1)	2.12 Acs	6.67%
Duplex (R-2)	—	—
Hotel-Apartment	1.20	3.78
Business	1.09	3.43
Semi-Industrial	—	—
General Industrial	0.11	.35
Noxious Industrial	—	—
Public	7.97	25.07
Park	8.10	25.48
School	4.70	14.78
Military	1.86	5.85
Alley	.10	.31
Vacant - Usable	4.54	14.28
Vacant - Unusable	—	—
TOTAL	31.79 Acs.	100.00%



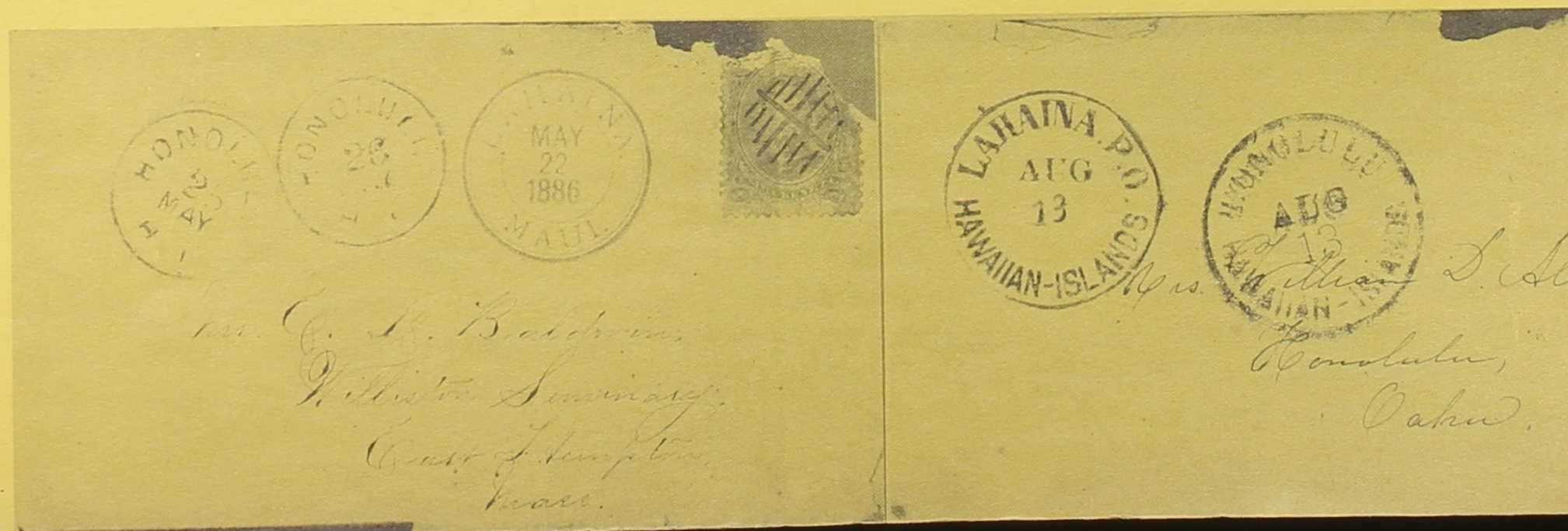
GENERAL LAND USE
LAHAINA - 1960

PREPARED BY: COMMUNITY PLANNING INC., 233 MERCHANT STREET, HONOLULU, HAWAII

EXHIBIT IX

PART THREE

RESTORATION PLAN



Originals in possession of
THE ROBERT E. VAN DYKE COLLECTION
Honolulu, Hawaii

The restoration plan envisions restoring some of the more significant historical features which existed during the period from 1736 to 1915. These features will tell the story of Hawaii's people, their background, the source of influence upon them and their accomplishments.

Lahaina exists now as a plantation town, but the past glories of its tumultuous history still lives in the hearts of the people of Maui.

The success of the restoration program will necessitate the reconstruction of Kamehameha III School to another site because much of the monarchial history revolves around the site of Kamehameha III School, as noted on the proposed plan for restoration.

The proposed restoration plan depicts (1) the early Kingdom (monarchy) period when Kamehameha the Great dwelt at Lahaina, (2) the importance of Lahaina when Kamehameha III selected the town as the capital of the Hawaiian Kingdom, (3) the period when influence of the missionaries upon the island populace began to grow, (4) the colorful period in Hawaii's history during the whaling era when hundreds of the whalers made Lahaina roads their Pacific base, and (5) the growing influence of the United States climaxed by Hawaii's annexation to the United States.

The restoration plan (Exhibit X) proposes: the rebuilding of Kamehameha III's residence with limited water area around the residence, creation of a park and the restoration of Kamehameha III's palace.

The residence of Kamehameha III was located near the Old Palace. Its buildings were large, fine thatched houses with modern conveniences and comforts. Access to the King's house was through a causeway guarded by a soldier. Encircling the King's residence were the premises of Chief Hoapili and his wife.

King Kamehameha III's Palace, located close to the sea, was the most conspicuous building in Lahaina Town. It was built of coral rock, two stories high, and divided into many apartments with a piazza completely surrounding it. The building was never completed, thus giving it the appearance of being dilapidated. It was called "Hale Piula".

In 1848 the Palace was renovated for occupancy by judges and the district courts. The Kauaula wind on Feb. 22, 1858 completely destroyed the structure and the materials from it were used to build a government building (present court house) on Fort Square (Banyan tree area) the following year.



RESTORATION PLAN - LAHAINA, MAUI

PREPARED BY: COMMUNITY PLANNING INC., 233 MERCHANT STREET, HONOLULU, HAWAII

EXHIBIT X

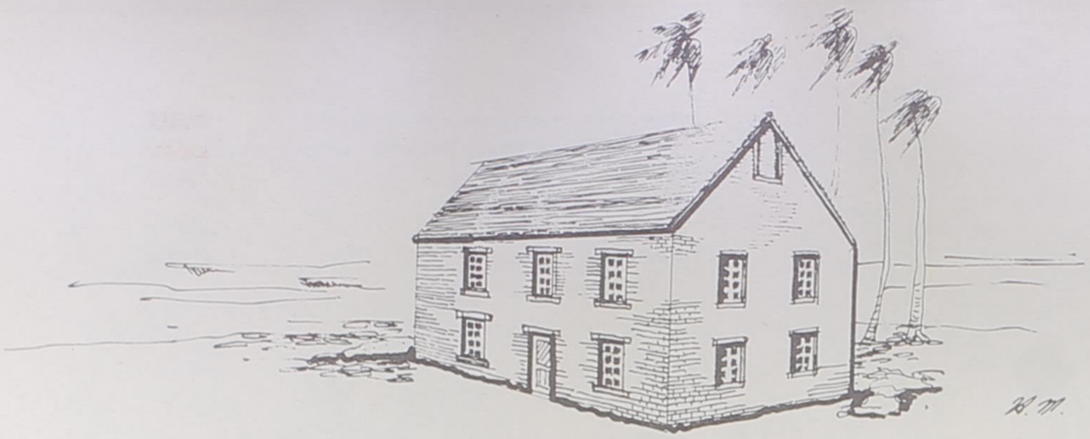


1 SEAMENS' CEMETERY
2 MARIA LANAKILA CHURCH
3 BALDWIN HOUSE
4 SEAMENS' CHAPEL
5 RICHARDS' HOUSE
6 SPRING HOUSE
7 PIONEER HOTEL
8 COURT HOUSE
9 BANYAN TREE
10 HALE ALOHA CHURCH
11 EPISCOPAL CEMETERY
12 PRISON
13 WAINEE CHURCH
14 CEMETERY
15 KAMEHAMEHA III RESIDENCE
16 KAMEHAMEHA III PALACE
17 CANAL
18 HAULOA STONE
19 CANNON MOUNT
20 CHINESE STORE
21 OBSERVATION TOWER
22 LONG HOUSE
23 KAMEHAMEHA I RESIDENCE
24 HEIAU
25 BRIDGE OF SIGH
26 HAWAIIAN MARKET PLACE
27 ROYAL RESIDENCE
28 NAHIENAENA HOUSE
29 GOVERNOR HOAPILI'S HOUSE
30 FORT
31 U.S. CUSTOM HOUSE

HISTORICAL POINTS OF LAHAINA
1790 - 1960

PREPARED BY: COMMUNITY PLANNING INC., 233 MERCHANT STREET, HONOLULU, HAWAII

EXHIBIT XI



Kamehameha I's Residence

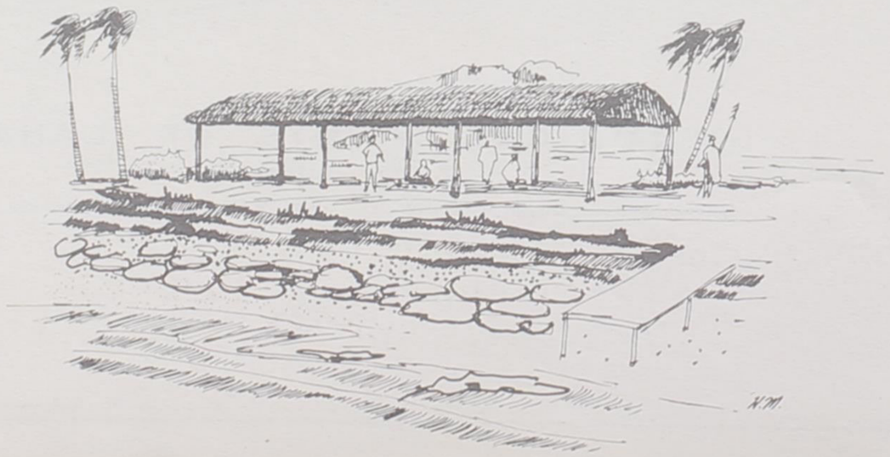
Rebuilding Kamehameha the I's residence, which was built some time between the years 1796-1802, is included in the plans for restoration. The residence was constructed by two foreigners living in Lahaina. It consisted of a two-story brick structure, 40' x 20', divided into four rooms by strong boarded partitions. In 1802 King Kamehameha used this brick palace as his headquarters. The building, architecture and style seem vague, and the authenticity of the specifications is debatable.

Other buildings and features proposed for restoration, rehabilitation and preservation in keeping with the style of architecture during the period include:

The Long House

Situated near the landing was a long thatched building in native style known as the "Long House". It is believed that the first book of laws was prepared and published here. Here also, King Kamehameha III and his chiefs were given lectures by Mr. William Richards on political economy and simple laws pertaining to the government of the Kingdom.

(*Lahaina: The Versailles of Old Hawaii* by Albert Pierce Taylor. 37th Annual Report of the Hawaiian Historical Society for 1928, Pages 34-68.)





Original drawings in possession of
THE ROBERT E. VAN DYKE COLLECTION
Honolulu, Hawaii

Princess Nahienaena's House

Nahienaena was the only daughter of Kamehameha I. She resided in one of the finest straw houses in the village. It was erected in the 1840's on a plot of ground partially reclining from the beach. The grounds were planted with kou trees, as shown on Exhibit XII. The interior of the house was lined with dry banana stalks with a hard earth floor covered with a fine mat, a very comfortable house for the climate. In later years this house was occupied by the United States Consul.

(*Lahaina: The Versailles of Old Hawaii* by Albert Pierce Taylor. 37th Annual Report of the Hawaiian Historical Society for 1928, Pages 34-68.)

Tomb of Kamehameha II

The Tomb of Kamehameha II and his wife, which was erected after their death in England in 1824, was adjacent to the residence of Nahienaena. In later years, after the royal remains were removed, the tomb was converted into a little cottage which served as the residence of George Brayton (about the 1840's), who was one of the United States Consuls and also a businessman.

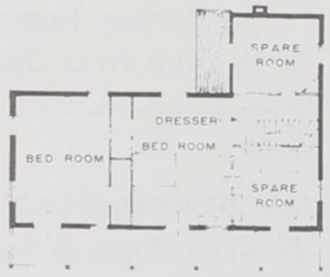
(*Lahaina: The Versailles of Old Hawaii* — by Albert Pierce Taylor Pages 34-68.)

RICHARDS' HOUSE

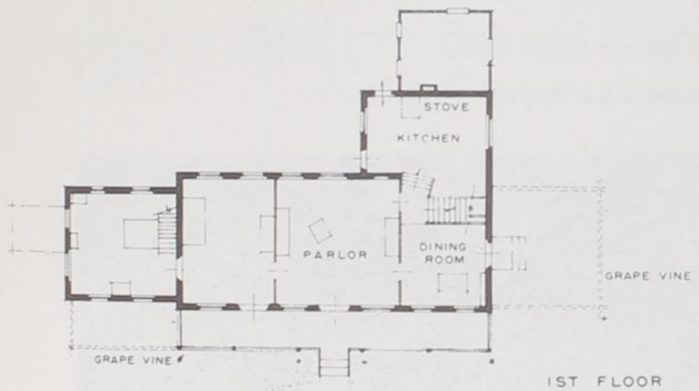
LOCATION: FRONT STREET, BETWEEN DICKENSON ST. & PRISON ST.
DATE OF BUILDING: 1827
USE OF BUILDING: RESIDENCE



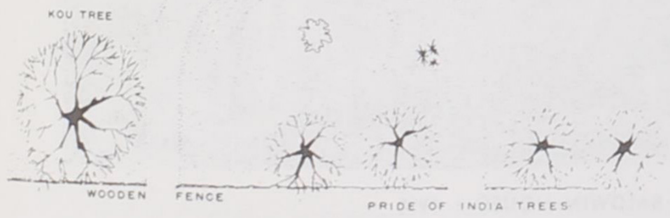
ELEVATION



2ND FLOOR



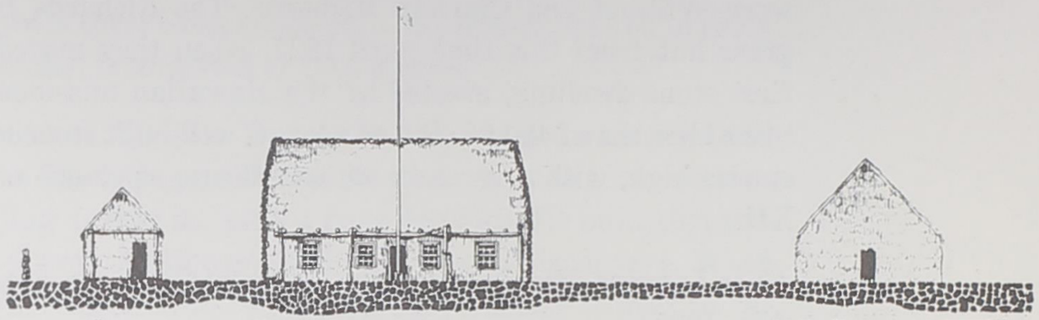
1ST FLOOR



PLAN

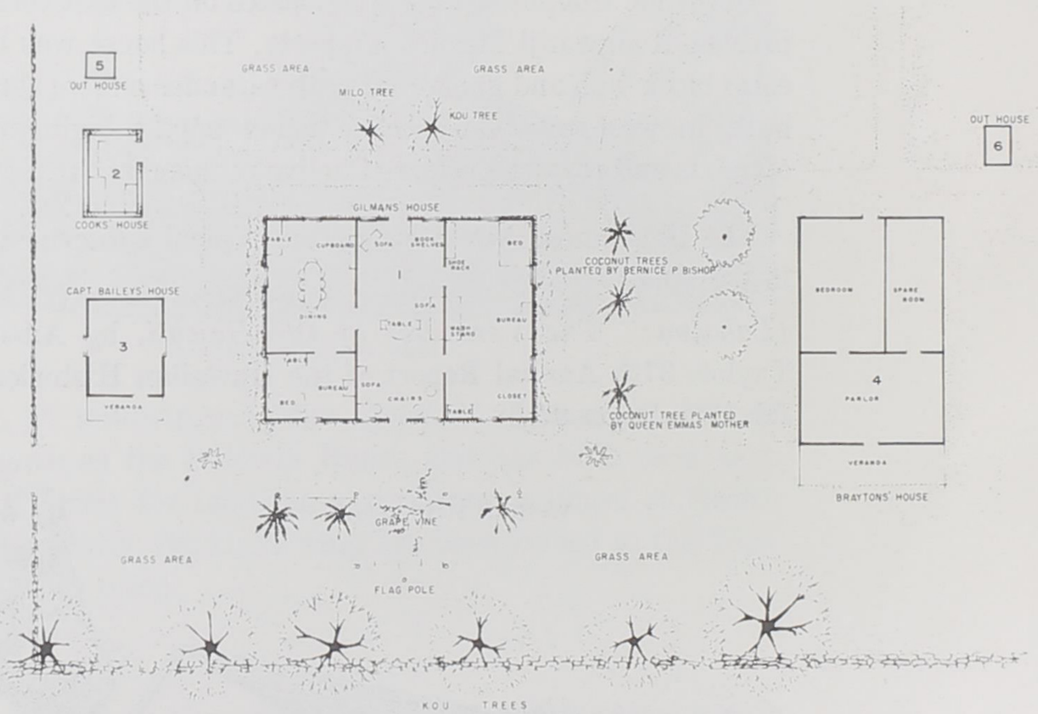
RICHARDS' HOUSE

LOCATION	PRESENT KAMEHAMEHA III SCHOOL SITE
DATE OF BUILDING	1833
ORIGINAL USE	HOME OF PRINCESS NAHIENAENA
SECOND USE	RESIDENCE OF AMERICAN CONSULATE (1850)
THIRD USE	RESIDENCE OF GORHAM D. GILMAN
PRESENT	BUILDING NON EXISTING



BAILEYS' HOUSE — PRINCESS NAHIENAENA'S HOME, LATER-GILMAN'S HOME — KAMEHAMEHA II TOMB, LATER-BRAYTONS' HOUSE

ELEVATION



PLAN

NAHIENAENA GRASS HOUSE

LAHAINA HISTORICAL RESTORATION

PREPARED BY COMMUNITY PLANNING INC., 233 MERCHANT STREET, HONOLULU, HAWAII

EXHIBIT XII

Richards House

On May 31, 1823, the Queen Mother Keopuolani arrived at Lahaina with the first missionary group. Included in this group were William and Clarissa Richards. The Richards lived in a grass hut from this time until 1827, when they moved into the first stone dwelling, erected by the Hawaiian missionaries at a cost of less than $400.00. It was a large, well-built stone house, two stories high, with a veranda on both floors, as shown on Exhibit XII.

(*The Lahaina Mission Premises* by Mary Charlotte Alexander — Jan. 1935).

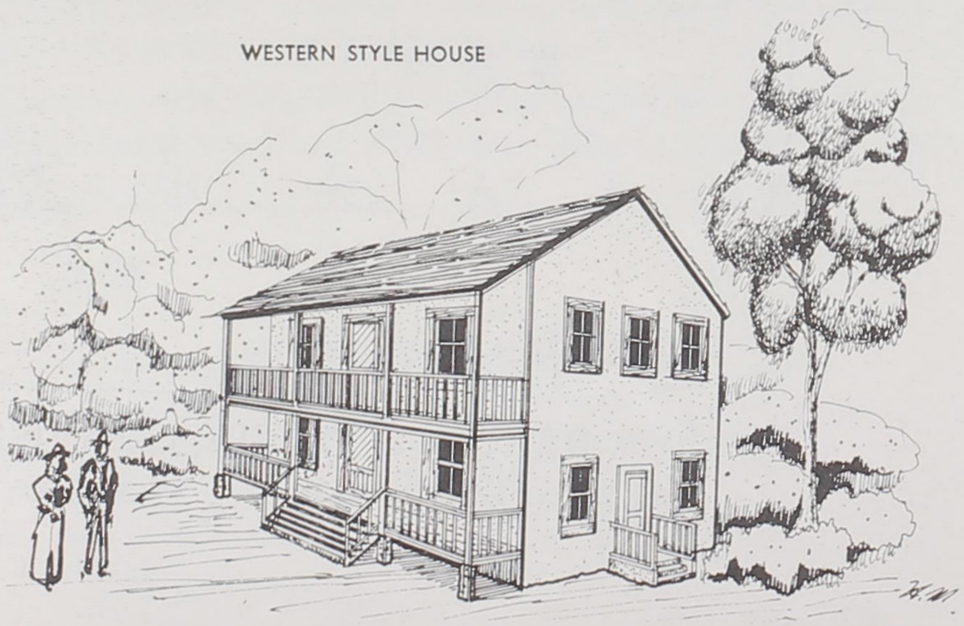
Hoapili's House

Governor Hoapili's house was located on the east corner of the present Hongwanji Mission property. This house was built with coral block wall and gable roof with verandas on two sides. It was built in western style because many of the high government officials and royalty preferred to live in this manner.

The illustration below shows the typical western style house in Lahaina.

(*Lahaina: The Versailles of Old Hawaii*, by Albert Pierce Taylor. 37th Annual Report of the Hawaiian Historical Society for 1928 Pages 34-68.)

WESTERN STYLE HOUSE







SPRING HOUSE

Spring House

The Spring House was located near the Baldwin House. Straight up from the landing and across the main street was a hand pump to which sailors constantly rolled huge casks for water.

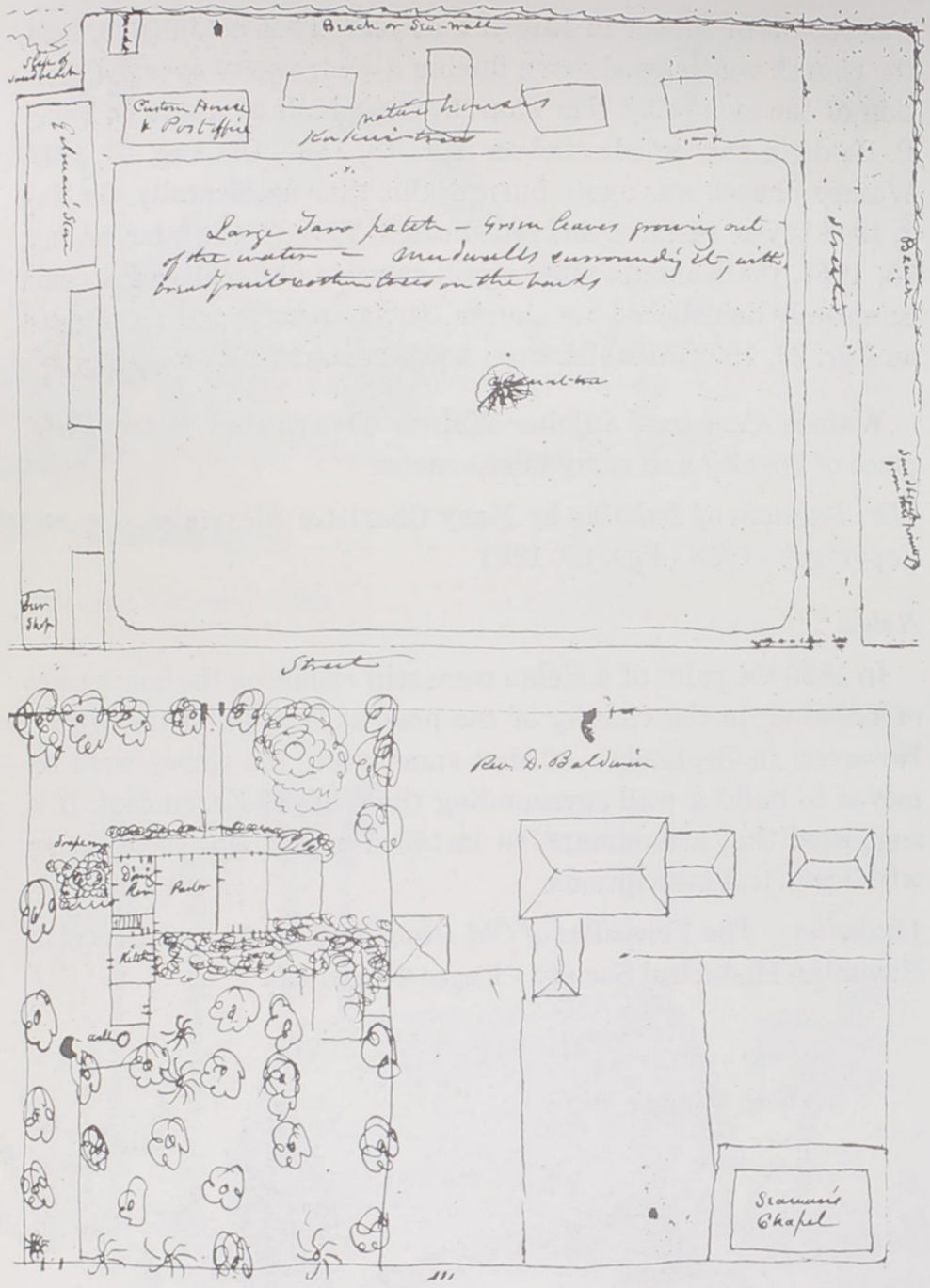
(*Dr. Baldwin of Lahaina* — Page 250)

Baldwin House & Seamen's Chapel



BALDWIN HOUSE • 1910

Originals in possession of
R. J. BAKER COLLECTION
Honolulu, Hawaii

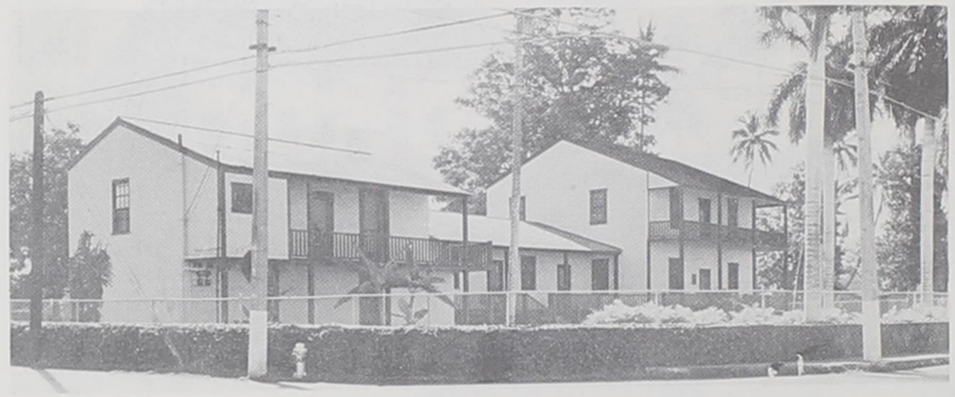


Original drawings in possession of
THE ROBERT E. VAN DYKE COLLECTION
Honolulu, Hawaii

Baldwin House:

Baldwin House was built by a missionary couple, Ephriam and Julia Spaulding, who arrived in Lahaina in the early part of 1832. The structure, a coral block house 26' x 30', was completed in early 1835. Originally, it consisted of 1-½ stories.

In December of 1836, Dr. Dwight Baldwin came to Lahaina and took over the Spaulding residence. He made extensive renovations to the dwelling during the period from 1847-49. He built that section which is now the library, and used it as a dispensary. When the Baldwins moved from the house, they turned it over to the Alexander House Community Center which had been established



BALDWIN HOUSE • 1960

by Mrs. H. P. Baldwin and Miss Charlotte Turner in 1903. It became known as the Baldwin House and has been used as a Community Center for Lahaina, as a library, a Board of Health Clinic, and recently, the right wing has been loaned to the West Maui Girl Scout troop.

Seamen's Chapel:

In 1834 "Seamen's Chapel" was erected in the northeast corner of the Baldwin property. A reading room was opened for use by shipmasters and seamen to spend their leisure time on shore.

In 1836 a more permanent structure was built, two stories high — the lower part of which was devoted to a reading room for seamen and the second floor appropriated for a seamen's chapel and vestry.

(*The Lahaina Mission Premises* by Mary Charlotte Alexander, Jan. 1935)



FIRST WAINEE CHURCH

Original in
MISSIONARY HERALD - 1839

Wainee Church

Wainee Church was the first stone church constructed in the Islands. It was erected in 1828 by Hoapili, who was the Governor of Maui at that time. The structure took 3½ years to complete and consisted of two stories with a seating capacity of 3,000 people. The cornerstone of the building was laid on Sept. 14, 1828 with a short address and prayer. At the request of Governor Hoapili, the building received the name of "Ebenezer".

In 1846 extensive repairs were made to the building. Subsequently, on Feb. 20, 1859, a bad storm ruined the building. It was rebuilt of timber in July of that year. Then on June 28, 1894, the church was burned down during a controversy over the abolition of the monarchy. The church was rebuilt as a gift of Henry P. Baldwin and rededicated on Apr. 18, 1897. On Aug. 20, 1947, Wainee Church was again burned, this time accidentally. On May 2, 1948 it was restored and rededicated. Three years later, on Jan. 15, 1951, the Kauaula wind again came in destructive force and completely demolished the church. It was rebuilt and rededicated on Apr. 26, 1953, at which time it was renamed "Waiola Church".

Wainee Cemetery adjoins Wainee Church and is the burial place of royalty and early missionaries.

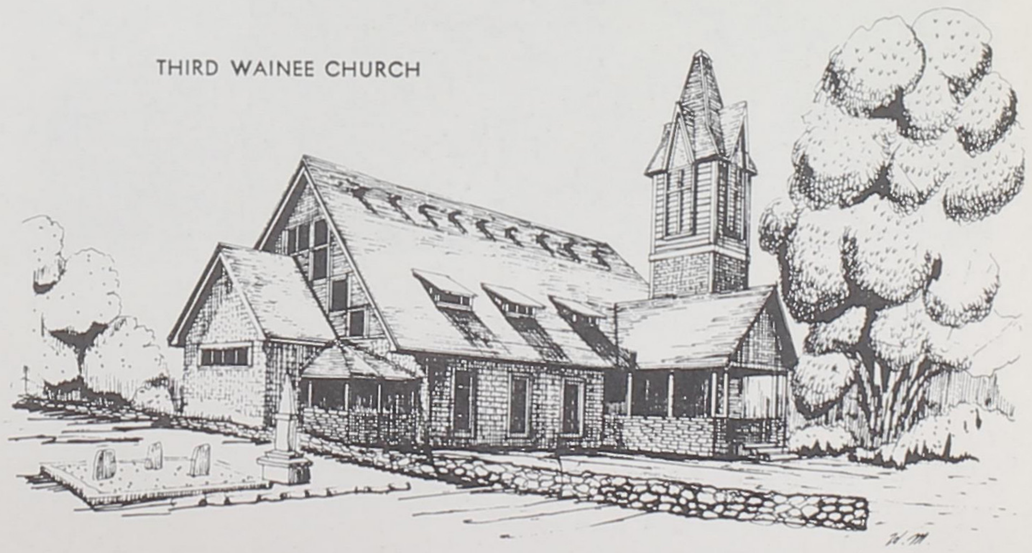
(*Dr. Baldwin of Lahaina* by Mary Charlotte Alexander
Copyright - 1953 - Pgs. 68, 138)

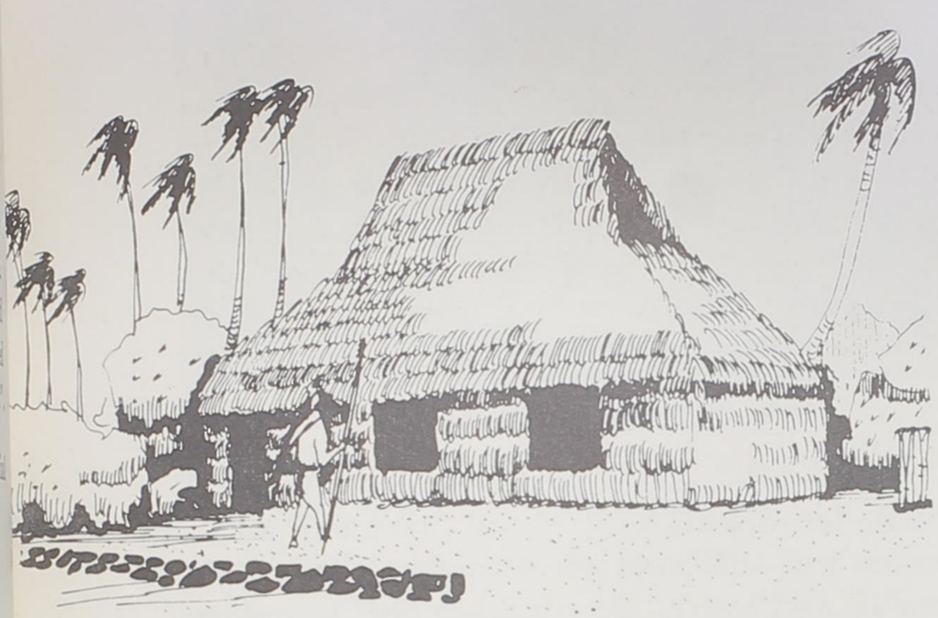
Heiau

In 1823 the ruins of a Heiau were still visible on the South point of Lahaina, in the vicinity of the present location of the Wharf. However, in September of that same year, the stones were removed to build a wall surrounding the tomb of Keopuolani. It is suggested that a landmark be installed on the site of the heiau with historical inscriptions.

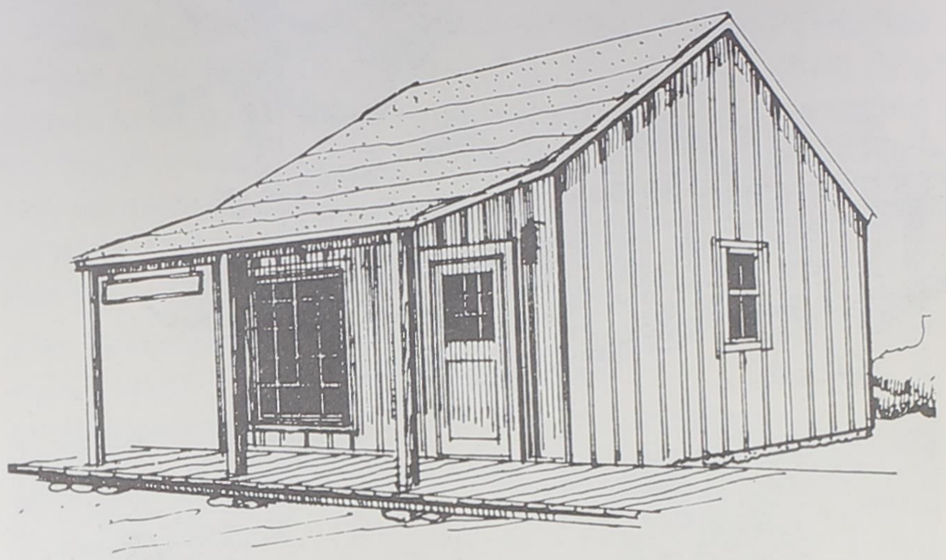
(*Lahaina: The Versailles of Old Hawaii* - 37th Annual Report of Hawaiian Historical Society - Pages 43 and 47)

THIRD WAINEE CHURCH

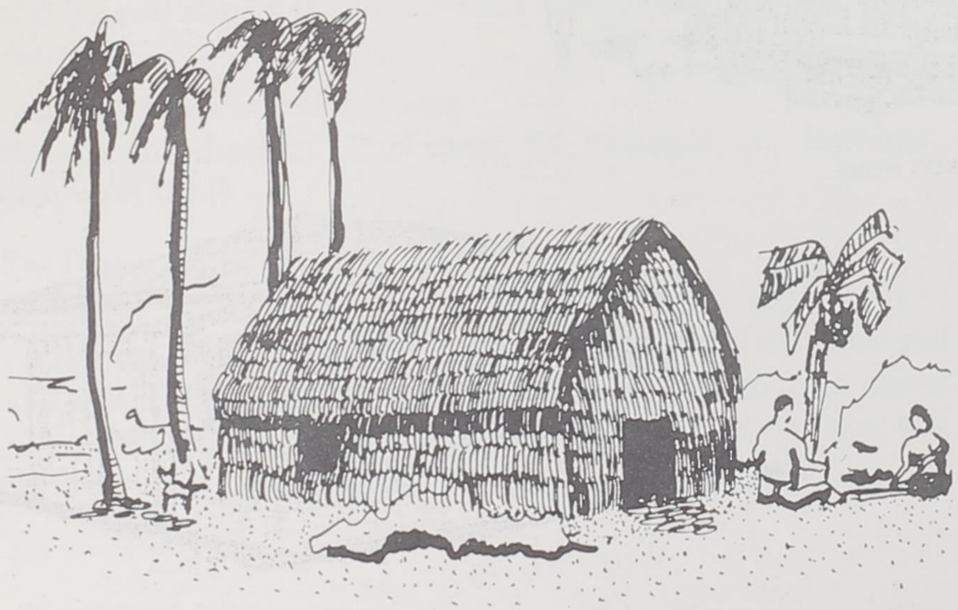




GRASS HUT — CHIEF'S HOUSE



GENERAL STORE



COMMON GRASS HUT

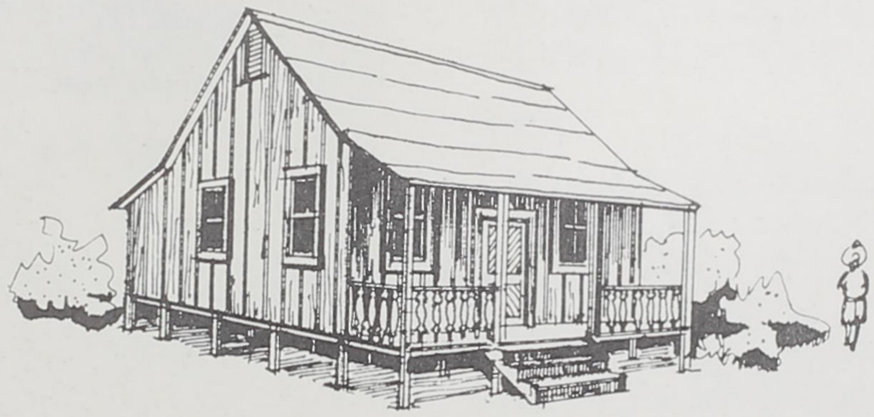


TENEMENT HOUSE

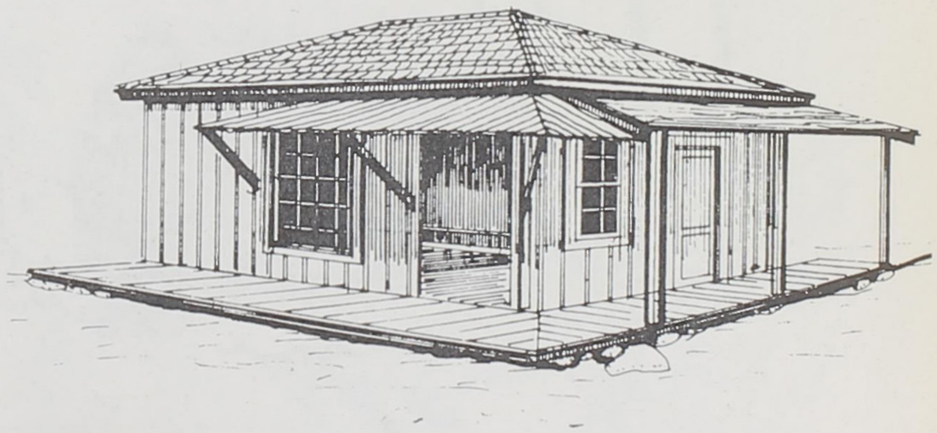
EXHIBIT XIII



TOWN HOUSE • 1910



PLANTATION WORKERS HOME



GENERAL STORE
(ORIENTAL)

EXHIBIT XIV



PLANTATION MANAGER'S HOME

The Old Fort

The "Old Fort" was built by Hoapili and other chiefs about 1831, after the attack on the town. The Fort encompassed about one acre of land and had walls 12 feet high. It was garrisoned, but was not very effective. A wide assortment of old cannon was mounted on the walls. At one time it was used to confine prisoners. It was ordered torn down by the government in 1854.

(*Lahaina: The Versailles of Old Hawaii* by Albert Pierce Taylor. 37th Annual Report of the Hawaiian Historical Society for 1928, Pgs. 34-68.

Sandwich Island Notes by Bates
Harper and Brothers, Publishers. 82 Beekman St., Honolulu, Copyright 1854)

The Prison

The Old Prison, or "Hale Paahao" was built in 1852, mainly to confine rowdy sailors from the whaling ships which still anchored at Lahaina at that time. Previously, law breakers had been placed in the old Fort. The coral wall which surrounds the prison was built in 1854, and the prison was reconstructed in 1959.

(*Star Bulletin*, July 31, 1958)

RESTORED PRISON • 1960



COURT HOUSE



Hale Aloha

"Hale Aloha", originally known as "Hale Halawai", was the largest sectional meeting house of its time. It also served as a school. In 1855, the Congregational Church decided to tear down the building and rebuild, at which time the name "Hale Aloha" was selected, in commemoration of Lahaina's good fortune in escaping the smallpox epidemic which had been so severe in Honolulu in 1853. (Exh. XV)

(*Dr. Baldwin of Lahaina* - by Mary Charlotte Alexander Copyright - 1953)



HALE ALOHA

Court House

The Court House is a two-story stone structure fronting the sea, approximately 100 yards east of the landing. It was built in 1859-60 and rebuilt in 1925. It houses governmental offices: Post Office, Clerk's Office, Sheriff's Office, Circuit and Police Judges Offices.

(*Commercial Advertiser* - Vol. XII No. 25 - Jan. 4, 1868, Page 1)

The Canal

The "Canal" runs on one side of a road situated on the East side of the Court House as shown on Exhibit XVI. It leads from the sea back to a pond of fresh water, which is mauka of the County Road. Originally, this canal was used by the whaling ships for hauling barrels of fresh water. A narrow bridge across the canal, directly east from the Court House, was called "The Bridge of Sighs" because it led to a saloon.

(*The Friend*, "Sketches of Lahaina" by Charlotte L. Turner - Vol. XCI - No. 12 - Honolulu)

The Banyan Tree

The Banyan Tree, located on the grounds of the Court House, was planted in 1873 by William O. Smith. It was in commemoration of the 50th anniversary of the first Christian service held on Maui near this locality. Mr. Smith was the Sheriff of Maui and resided there for a little less than two years.

(*The Friend*, "Sketches of Lahaina" by Charlotte L. Turner - Vol. XCI - No. 12 - Honolulu)

The Whaling Ship

The story of Lahaina is not complete without the inclusion of a whaling ship that brought whalers to the Islands. A reproduction of a whaling ship anchored along the waterfront would make a very desirable addition to the project. It may be possible to purchase an old whaling ship; if not, one should be built to a full sized replica, so that visitors may go aboard. Thought should be given to include a bar and eating place on board for visitors and residents. The atmosphere should carry the theme of the whalers.

Shops and Concessions

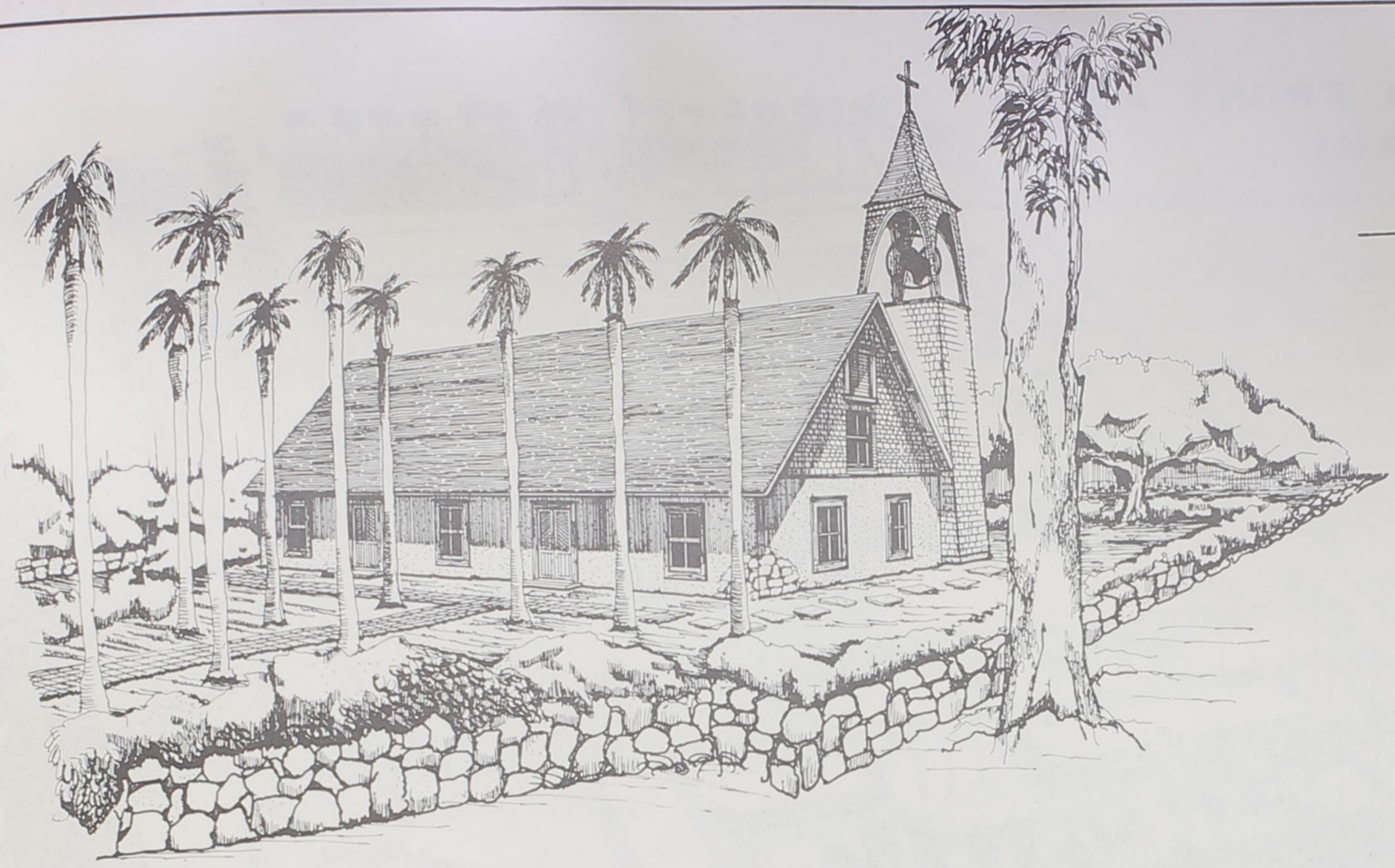
Shops in the form of grass huts typical of the days of the monarchy and whaling days are planned for reconstruction. These shops could serve as a market place for sales of merchandise in the form of curios, lauhala mats, Hawaiian quilts, wooden bowls, leis and other articles of Hawaiian art. Included would be the sale and preparation of Hawaiian food. Concessions and places for old Hawaiian games, which were essential recreation, is a part of the restoration plan.

Pioneer Hotel

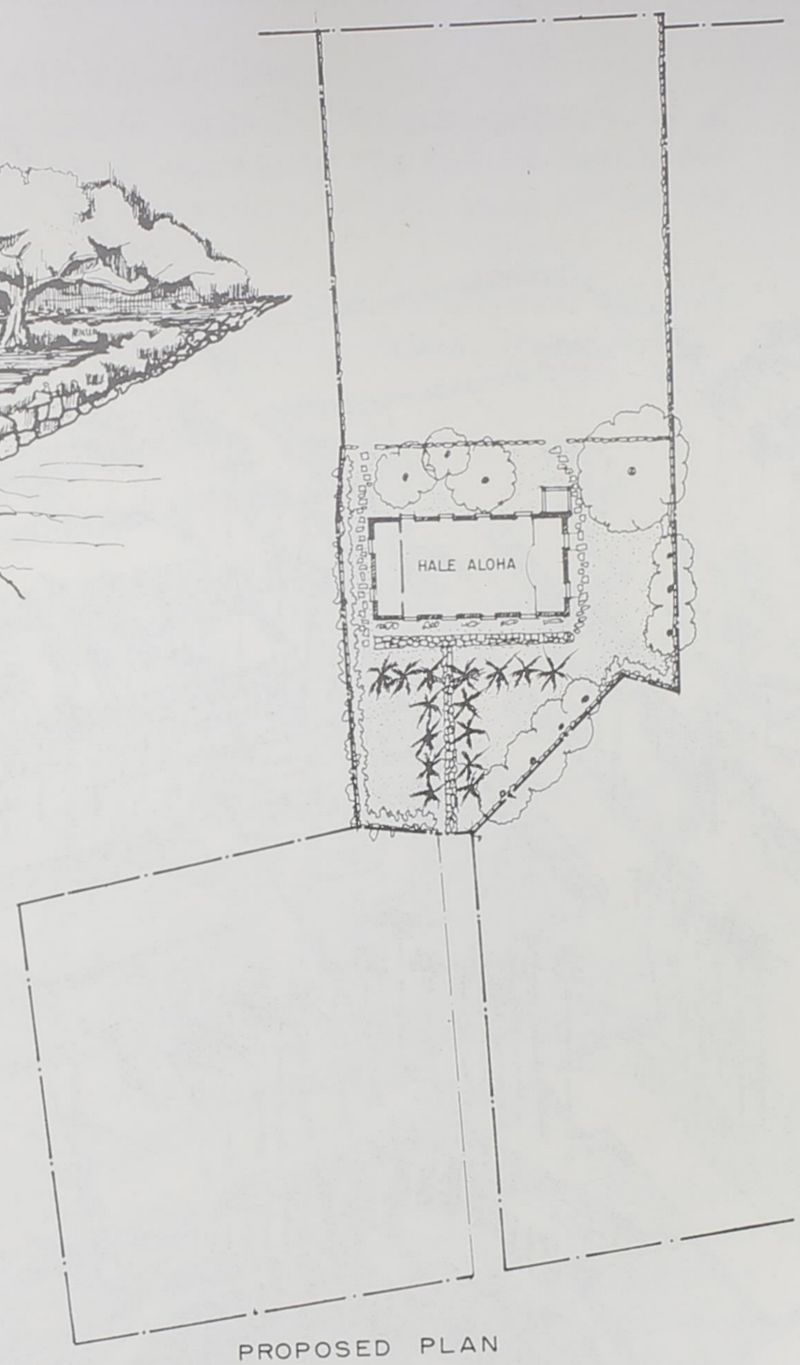
The Pioneer Hotel was the first hotel built, and it is strongly recommended that the hotel be rehabilitated and a new extension built in keeping with the architectural style.

Plaques noting the spot of the healing stone, "Bridge of Sighs" and observation tower should be included in the project.

The restoration of Governor Hoapili's house and the remodeling and preservation of the United States Marine Hospital should be included in the program. Governor Hoapili was the first governor, who married the widow of Kamehameha I. He played an important role in the political life of Maui during this period.



PERSPECTIVE - 1855



PROPOSED PLAN

LOCATION:	CHAPEL STREET, BETWEEN DICKENSON STREET & PRISON ROAD
DATE OF BUILDING:	1855
ORIGINAL OWNER:	CONGREGATIONAL CHURCH
ORIGINAL USE:	SCHOOL AND MEETING HOUSE
ABANDONED:	
PRESENT OWNER:	WAINEE PROTESTANT CHURCH
PRESENT USE:	VACANT

HALE ALOHA
1855

LAHAINA HISTORICAL RESTORATION

PREPARED BY: COMMUNITY PLANNING INC., 233 MERCHANT STREET, HONOLULU, HAWAII

Hitoshi Mogi

PERSPECTIVE OF WATER FRONT AREA
LAHAINA, MAUI

PREPARED BY: COMMUNITY PLANNING INC., 233 MERCHANT STREET, HONOLULU, HAWAII

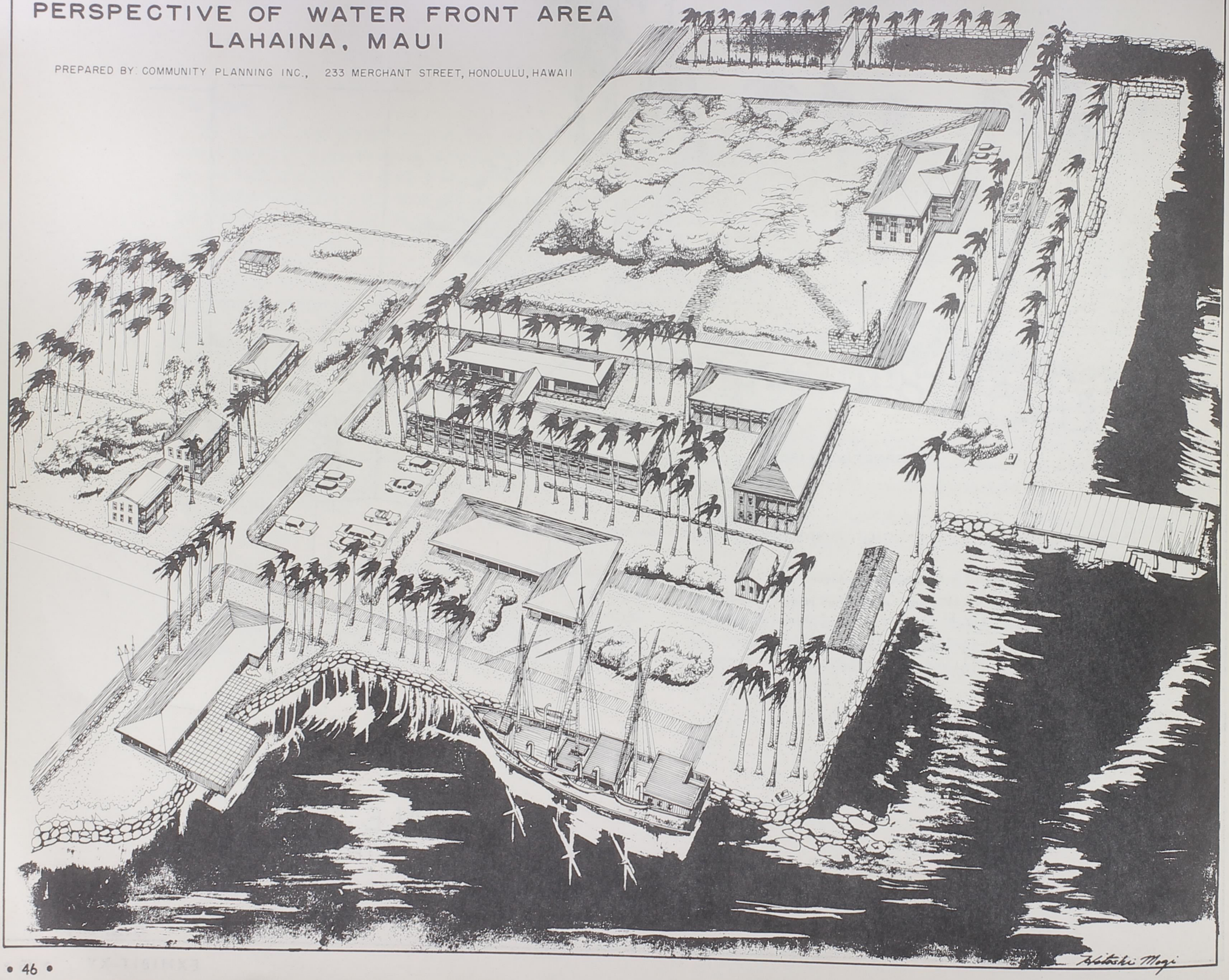


EXHIBIT XVI



THE UNITED STATES MARINE HOSPITAL

United States Marine Hospital

The United States Marine Hospital (Exhibit XVII) is located outside of the core area, but it is a landmark which should be preserved and restored to lend prestige to the other business and residential areas of Lahaina. It was built in 1843. It had facilities to accommodate from 50-60 seamen. In 1860 the building was sold to the Episcopal Church and became the St. Cross School for Girls.

First Catholic Mass

A landmark should be established where the first Catholic mass was held, as noted on the plan.

Maria Lanakila First Catholic Church

The Catholics came to Lahaina in 1845 and established a small settlement with church and schools. The Catholic Crurch was erected in 1858 and reconstructed in 1927, using the original ceiling, shape and timber in the roof.

(*Dr. Baldwin of Lahaina*, by Mary Charlotte Alexander Copyright 1953. Printed and bound by Stanford University Press, Page 139)



ROMAN CATHOLIC CHURCH

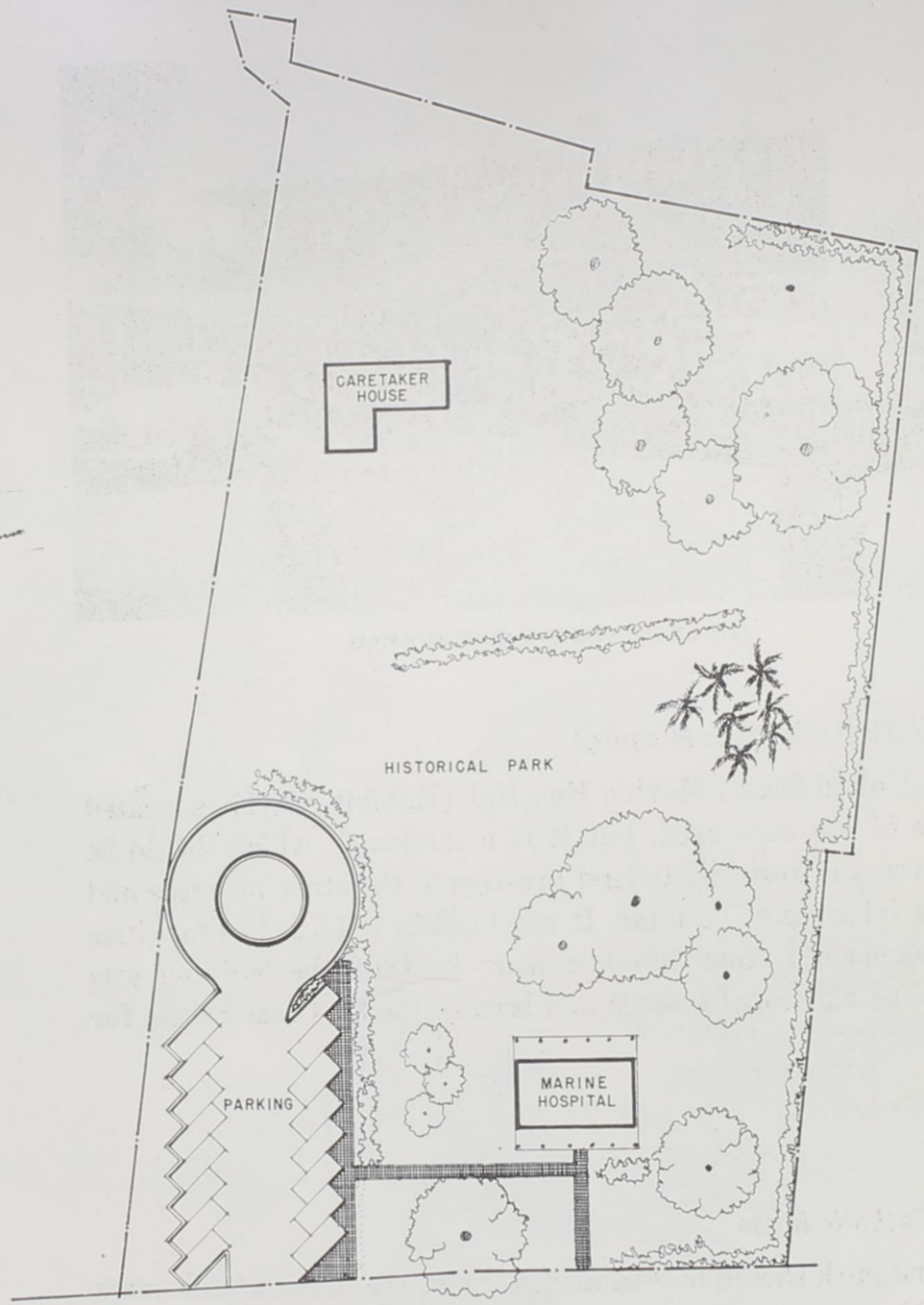
Royal Coconut Grove

Another historic feature that should be preserved and rehabilitated is the Royal Coconut Grove, located along the North side of Lahaina Town fronting Lahaina-Wailuku Road. The tract of land was owned by Hoapili-wahine who, at the suggestion of Reverend Richards, planted the coconuts for her grandson, Kamehameha V.



PERSPECTIVE - 1843

LOCATION:	FRONT STREET, BETWEEN KENUI & BAKER STREETS
DATE OF BUILDING:	1843
ORIGINAL OWNER:	U. S. MARINES 1843
ORIGINAL USE:	MARINE HOSPITAL
SECOND OWNER:	EPISCOPAL CHURCH
SECOND USE:	ST. CROSS SCHOOL - 1860
PRESENT OWNER:	B. P. BISHOP ESTATE
PRESENT USE:	RESIDENTIAL



PROPOSED PLAN

UNITED STATES MARINE HOSPITAL

LAHAINA HISTORICAL RESTORATION

PREPARED BY: COMMUNITY PLANNING INC., 233 MERCHANT STREET, HONOLULU, HAWAII

Hitoshi Mogi

EXHIBIT XVII



INTERNATIONAL CENTER

International Center

In keeping with the plan for preservation and restoration of the historical sites, it is suggested that an international center with the erection of a building depicting the culture of the Pacific, similar to the Art Academy in Honolulu, should be considered. The international center should be the place where business and entertainment features could be erected and maintained. The creation of a civic center in the immediate vicinity of the historical area should be considered in order to replace governmental activities from the Court House, and the Court House used as a museum and historical center.

As part of the restoration program, it is strongly recommended that the present small boat harbor be converted into a swimming beach similar to the Ala Moana Beach in Honolulu. The small boat harbor should be reconstructed along the business area of Front Street, as shown on the master plan. With the construction of the small boat harbor, it will then be possible to tear down the wall along Front Street and create a beach area between the boat harbor and Front Street. This would be an important feature in attracting visitors and residents of Maui. With the restoration program, opportunities for expanding the land use for hotel and business ventures would be enhanced.

It is conceivable that the program for restoration might be expanded to permit the construction of a livery stable where horses would be available for transportation on a buggy within the historical site.

The relocation of Kamehameha III School is suggested for the corner of Wainee Street and Dickenson Street.

Other historical sites that should be preserved in the Lahaina District outside of the core area, are:

1. The preservation of the Kaiwaloa Heiau
2. The petroglyphs
3. Hawaiian Protestant Church
4. Olowalu Sugar Mill ruin
5. Kaanapali Petroglyphs
6. Grinding stones
7. Remnants of Royal Coconut Grove
8. Lahainaluna School
9. Hale Pai
10. The Print Shop
11. David Malo's Grave

These historical sites, though not within the core of Lahaina Village, serve as part of the rich culture and history of Lahaina of the past. These sites are noted on the map, Exhibit XVIII.

Pageantry

Areas set aside for parks along the waterfront area could be used to stage pageantry of old Hawaii and also for outdoor entertainment.

The park area adjoining the site of Kamehameha III's residence could be used for entertainment and outdoor concerts and pageantry depicting the culture of the Pacific.

Everybody loves a parade and County fair. A planned fair similar to Aloha Week Pageantry will provide opportunity for the display of local products, activities of civic and school organizations and the perpetuation of traditions and significant historic events.

Special Events

A number of special events, in addition to a fair, could be held each year on special dates or birthdays of the Kings and others.

Bulletin boards and exhibits describing the historic sites in a given area should be considered as a part of this project preferably within the Court House converted into a museum.

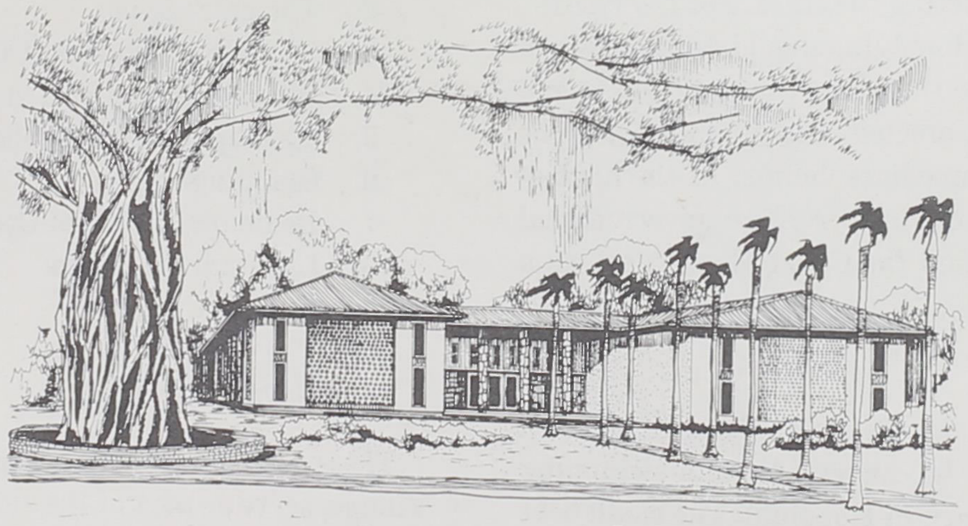
Traffic

The plan proposes closing a portion of Front Street between Shaw Street and Canal Street and converting this area into a pedestrian plaza as noted on Exhibit X. This would permit free pedestrian movement within the historic area.

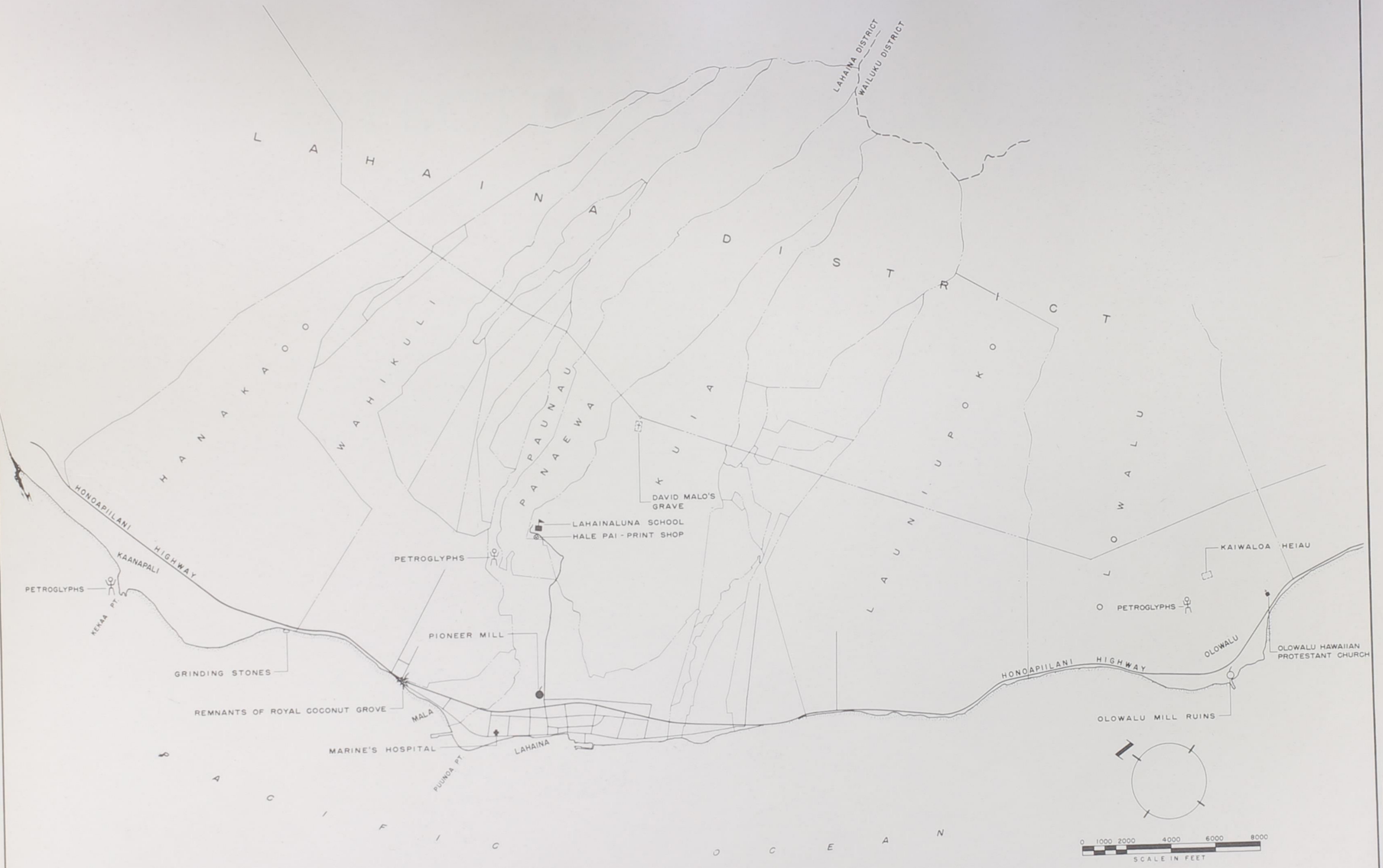
With the closing of Front Street, the major thoroughfare connecting Olowalu and Kaanapali will follow the route of Wainee Street. Other street improvements should follow the Master Plan street system proposed for Lahaina.

Off-Street Parking

Areas are proposed for transportation terminal and off-street parking to serve the convenience of the tourists and the motoring public.



CULTURAL BUILDING



HISTORICAL SITES - LAHAINA DISTRICT, MAUI

PREPARED BY: COMMUNITY PLANNING INC., 233 MERCHANT STREET, HONOLULU, HAWAII

PART FOUR

EFFECTUATION PLAN

The future of Lahaina is intimately bound up with the future of the Island of Maui and the State. Lahaina today is dependent on agricultural pursuits for its economy. The history of Lahaina indicates beyond a doubt its potential for capturing a portion of the tourist trade. Development of tourism in Lahaina requires attention to many recommendations in the general plan for restoration which is designed to make Lahaina a more convenient and attractive community to visit and eventually a tourist destination point.

In order to coordinate all efforts recommended for carrying out the Lahaina Historic Restoration Project, it is strongly recommended that a permanent Commission be formed, entitled, "LAHAINA HISTORIC RESTORATION COMMISSION". In other cities of the United States where historic restoration and preservation programs have been carried out, it has been recognized that citizen participation is vitally important in the effectuation of such a plan and is the key to its success.

The function of the Commission would be as follows:

1. To develop community cooperation towards the goal of the plan and to educate the community to the possibilities of planning for the future.
2. To act as means of communication between the citizenry and County and State agencies.
3. To prepare the stage for financing the restoration project by private investments and/or government agencies to take place in the future.
4. To assist in interesting private investment activity in the project. A great deal of "selling" of the area must be done. All forms of organization to promote investment should be explored and developed.
5. To formulate new programs for the development of Lahaina as conditions change over the course of the years.

This Commission should work closely with the County Board of Supervisors, Planning and Traffic Commission, Maui's Economic and Development Committee, historical and civic organizations and other interested parties.

Financial Program

Stimulations of the investment of private capital to renew the Lahaina restoration project is one of the goals of the proposed plan. This section of the report sets forth opportunities seen by the consultant for the investment of private capital. Investment opportunities rely on many factors, an important one of which is the growth of population. The population of the Island of Maui is not growing; if anything, it is decreasing, as noted on Exhibit XIX attached. The decline in population trends is not limited to Lahaina, but is island-wide.

It is believed that Maui's future lies in the development of the tourist industry. The beaches and historical, cultural and scenic assets are there. For this reason, it is recommended that restoration of its historical features, coupled with the development of an international center depicting the culture of the Pacific, and development of places of entertainment — restaurants, shops, hotels and the like — which can be financed by private enterprise with help from the County and State governments, — can expedite bolstering of the economic conditions of Maui.

It is conceivable that the historical restoration project in Lahaina will be a means of attracting visitors to the Islands and create employment opportunities so that the Lahaina District and the Island of Maui will take an upturn in population trend instead of the experience of population decline over the past 18 years.

A study of the possible tourist trend that will be captured by the historical restoration project is made a part of this section of

the report, together with population trends and employment opportunities.

There is a great deal of interest in the historic Lahaina area. This is a result of a local awakening to the cultural and historical values, as well as a renewed interest and national level in our country's heritage and in the preservation of this heritage. Many people wish to be a part of the movement to fix up the historic area and play a role in attracting visitors and residents. This is the aim of the Lahaina restoration, rehabilitation and preservation project. The aspects, character and charm of Lahaina lend prestige to its residents and all connected with it.

The financing of this project can be accomplished by:

1. Contributions from many sources — citizens, business and philanthropic organizations. With these donations, the historic features of Lahaina as outlined can be built.
2. In addition to contributions, it is conceivable that sums of money can be realized by the renting or leasing of office space or shop space. Here the investment is prompted mainly by convenience, advertising, civic duty or the seeking of prestige. The advantage of locating in historic areas may be indirectly converted into financial gain. The commercial activities can well be located in the International Center. Here, there are possibilities of obtaining monies from large enterprises, such as a milk company. The store itself might very well be an old fashioned soda fountain selling milk and milk products and various ice cream products. Another commercial enterprise can be in the form of an old time saloon or a shop dealing with the sale of photographic materials, including cameras and showing of picture slides. A sound stage may be constructed and rented to film companies that want to use Lahaina as a background for their movies. Once restored, the "locale" with all its color and native tropical beauty will be a natural for movie sets. A place for a communications center and travel bureau might very well fit into the project area. This shop could provide for a writing lounge where people could address cards or send messages to the folks at home. Packages could be wrapped in exclusive Lahaina paper carrying a distinctive postmark. A branch of one of the local banks could occupy a space in the area. The building will be in keeping with the historic era. In addition to the above mentioned possibilities, shops for sale of locally made dresses, particularly muumuus and holokus and other sportswear, and shops and curio enterprises would locate in the area. All of these activities and others, including places for restaurants and entertainment features, will provide revenues to support the recommended project.
3. Philanthropic Investors — There are many wealthy people and trust foundations who are interested in contributing to historic projects without having the necessity for monetary gain as the primary incentive, although such gain is not precluded. The incentive might be civic or intellectual concern, interest in participation by keeping busy, or other benign motives.
4. Government Participation — It is conceivable that the State government will participate in this program in making monies available for the construction of a new small boat harbor and converting the present boat harbor into a beach.

County Government

The County government's interest in the project should be centered on providing monies for new by-pass roadways as recommended. The construction of necessary beach concessions such as bath houses should also be included. The concessions should be

rented out to provide funds for upkeep of the buildings and also pay for the construction.

Federal Government
Renewal Program

The obtaining of funds from the Federal government to assist in this program is possible for redeveloping the area earmarked for an international center. The land use and age of structure survey shows definite needs for a redevelopment and renewal program for this area because of mixed and ill-advised land uses, narrow substandard streets and old buildings. The redevelopment plan can accomplish the recommendations set forth in the restoration plan for the international center. The building spaces can be leased to prospective private enterprise.

The financing program for the project embodying Phase 1, Historical Restoration and Preservation, and Phase 2, International Center area, is estimated to cost approximately $9,262,260.00 for land and damages. The project cost will be effected over a period of at least 10-15 years.

COSTS OF THE PROGRAM

The proposals for the restoration, preservation and rehabilitation of Lahaina's historical area, more particularly defined as the "core" area, comprises an area of 31.79 acres, including government-owned land as shown on Exhibit X. Government owned land comprises 18.442 acres and private owned land and semi-public land, which includes churches and eleemosynary institutions, 13.345 acres. The international center area which adjoins the historic core area and which is recommended as part of the project area under study is 13.268 acres.

An attempt was made to estimate the cost of the total project and to allocate these costs according to parts to be played by government and private interests. It should be realized that the projects recommended are proposals which may change in scope and character if and when they come into being. The cost estimates should be used as a guide in arriving at the estimated expenses required in carrying forward the restoration and historic project.

It should be recognized that there are two stages for development of the proposals outlined in this study.

The first phase deals with a five-year program for a portion of the "core area" which includes the Court House, Pioneer Hotel, Library, Baldwin House, Richards House, Spring House, Long House, Kamehameha I's Residence, observation tower, whaling ship and Wainee Church. Hale Aloha, Marine Hospital and Seamen's Cemetery, located outside of the "core area", may be included as a part of the first five-year program.

During this period a program should be initiated for acquisition of private land within the international center. Here it might be well to obtain the cooperation of Pioneer Mill to make available suitable fee simple home site lands for relocating people affected by the international center program as a part of the restoration and preservation of historic sites.

The second phase of the program will resolve itself when the Kamehameha III School is moved to a new location. Then all the features involving Kamehameha III School area could be effected and the buildings constructed in the International Center area as proposed in the plan. (Exhibit X) This second phase would require a period of five to ten years after the first phase is completed. Therefore it is safe to assume that the completion of the project should be geared to a minimum of ten years but shall not exceed fifteen years.

Estimated Cost of Project

The estimated cost of the project is divided into two categories: (1) land acquisition and (2) construction cost.

The estimated cost for construction is based on the cost of acquisition of land and the construction of new buildings proposed for restoration and/or renovation of existing historic buildings within the "core area" and buildings outside of the "core area", including buildings for construction within the International Center area. The estimates include cost of government land and improvements.

The assessed valuation for cost of land and improvements was used as a basis for determining existing values of land improvement. It was assumed that the assessed valuation represents 70% of the market value and, therefore, the land and improvement costs were revalued to bring them to market value status.

"Core Area" — 31.79 acres

	Assessed Valuation	*Market Value*
Land	$ 474,653.00	$ 678,076.00
Improvements	682,653.00	975,219.00
Total Value	$1,157,306.00	$1,653,295.00
Government-owned land — 18.442 acres		
Land	$ 271,208.00	$ 387,440.00
Improvements	486,027.00	694,324.00
Total Value	$ 757,235.00	$1,081,764.00
Total estimated value for government land — $1,081,764.00		
Privately-owned land — 13.348 acres		
Land	$ 203,445.00	$ 290,636.00
Improvements	196,626.00	280,894.00
Total Value	$ 400,071.00	$ 571,530.00
Total estimated value for privately-owned land — $571,530.00		

TABLE I

COST ESTIMATE FOR RESTORATION

PHASE I

I.	Historical Sites and Buildings	
	A. New Construction	
	Code No.	
	(5) Richards' House	$ 59,000.00
	(23) Kamehameha I's Residence	45,000.00
	(21) Observation Tower	18,000.00
	(22) Long House	20,000.00
	(30) Fort	25,000.00
	(34) Whaling Ship	175,000.00
	(13) Wainee Church	50,000.00
	(31) Customs House	25,000.00
	Cost of New Construction	$ 417,000.00
	Value of Land and Existing Improvements	$ 152,950.00
	B. Renovation	
	(3) Baldwin House	$ 10,000.00
	(6) Spring House	15,000.00
	(8) Court House	25,000.00
	(1) Seamen's Cemetery	10,000.00
	(2) Maria Lanakila Church	15,000.00
	(10) Hale Aloha	80,000.00
	(12) Prison	40,000.00
	(32) Marine Hospital	35,000.00
	Cost of Renovation	$ 230,000.00
	Value of Land and Existing Improvements	$ 473,166.00
	C. Landmarks	
II.	Non-Historical Sites and Buildings	
	A. New Construction	
	(20) Restaurant	$ 85,000.00
	(7) Pioneer Hotel Annex	240,000.00
	Cost of New Construction	$ 325,000.00
	Value of Land and Existing Improvements	$ 72,932.00
	B. Renovation	
	(7) Pioneer Hotel	$ 100,000.00
	(33) County Library	5,000.00
	(19) Comfort Station	5,000.00
	Cost of Renovation	$ 110,000.00
	Value of Land and Existing Improvements	$ 226,942.00
III.	Landscaping	$ 70,000.00

SUMMARY OF PHASE I

Cost of new construction	$ 742,000.00
Cost of Renovation	340,000.00
Cost of Landmarks	10,000.00
Cost of Landscaping	70,000.00
Estimated Cost	$1,162,000.00
Contingencies 15%	174,300.00
Value of Land and Existing Improvements	925,990.00
Total estimated cost for restoration, renovation, landscaping, value of land and improvements and contingencies for Phase I is:	$2,262,290.00

PHASE II

I. Historical Sites and Buildings

A. New Construction

Code No.		
(17)	Canal	$ 150,000.00
(26)	Hawaiian Market Place	55,000.00
(27)	Royal Residence	97,000.00
(36)	Chief's House and Taro Patch	70,000.00
(28)	Nahienaena's House	116,000.00
(37)	Old Hawaiian Games and Hawaiian House	65,000.00
(16)	Kamehameha III Palace	250,000.00
(15)	Kamehameha III Residence	65,000.00
(38)	Moat	354,000.00
(25)	Bridge of Sighs	15,000.00
(29)	Hoapili's House	60,000.00
	Cost of New Construction	$1,297,000.00
	Value of Land and Existing Improvements (Includes additional cost of $500,000 for Kamehameha III School relocation)	$1,695,764.00

B. Landmarks $ 9,000.00

II. Non-Historical Sites and Buildings

A. New Construction

(39)	Concession	$ 35,000.00
(40)	Beach Improvement	200,000.00
(41)	Harbor Facility	500,000.00
	Cost of New Construction	$ 735,000.00
	Value of Land and Existing Improvements	$ 25,650.00

III. Landscaping $ 245,000.00

SUMMARY OF PHASE II

Cost of New Construction	$2,032,000.00
Cost of Landmarks	9,000.00
Cost of Landscaping	245,000.00
Estimated Cost	$2,286,000.00
Contingencies 15%	342,900.00
Value of Land and Existing Improvements	1,721,314.00
Total estimated cost for restoration, renovation, landscaping, boat harbor, beach, land, improvements and contingencies for Phase II is:	$4,350,214.00

(42) INTERNATIONAL CENTER

A. New Construction

International Building	$ 480,000.00
Transportation Center	10,000.00
Restaurants	165,000.00
Shops and Entertainment	300,000.00
Landmarks and signs	7,000.00
Landscaping	105,000.00
Parking	45,000.00
Cost of New Construction	$1,112,000.00
Contingencies 15%	$ 166,800.00
Value of Land and Existing Improvements	676,356.00
Total estimated cost for new construction, land, improvements and contingencies is:	$1,955,156.00

ROADS

90-ft. R/W - 60 ft. pavement (with 10' medial)	$ 100,000.00
60-ft. R/W - 40 ft. pavement	336,000.00
44-ft. R/W - 28 ft. pavement	132,000.00
Estimated cost including acquisition of lands and construction of street improvements	$ 568,000.00
Pedestrian Malls	36,000.00
Estimated cost for Roads and Pedestrian Malls	$ 604,000.00
Contingencies 15%	90,600.00
Total estimated cost for Roads and Pedestrian Malls	$ 694,600.00

SUMMARY OF COSTS FOR LAHAINA RESTORATION

Phase I	$2,262,290.00
Phase II	4,350,214.00
International Culture Center	1,955,156.00
Roads and Pedestrian Malls	694,600.00
TOTAL ESTIMATED COST	$9,262,260.00

Population

A study of population, growth, density and distribution is valuable, together with the study of existing land uses in deciding what facilities a community must have to meet the physical, economic, social, cultural and political government needs of its population.

Briefly, the population growth for the Island of Maui, according to the U. S. Bureau of Census and the State Board of Health, has been as follows:

TABLE II

Census Year	Island of Maui	Maui County
1890	17,357	20,183
1900	17,726	26,743
1910	28,623	39,762
1920	36,080	38,052
1930	48,756	56,146
1940	46,919	55,980
1950	40,103	48,519
1960	35,570	42,640

The population of the Island of Maui was 17,357 in 1890. It grew gradually from 1890 to 1930, then decreased from 1930 to 1940. This would be attributed in part to business depression of the period and lack of job opportunities. The Island lost population even faster between 1940 and 1950 due to emigration of population to Oahu where people found opportunities to work.

The trend in population for Lahaina followed the pattern for the Island of Maui, as noted on table III.

TABLE III

POPULATION OF MAUI BY URBAN AND RURAL AREAS

Census Year	Wailuku	Kahului	Lahaina	Paia	Rural	Total
1930	6,998	2,353	2,730	4,171	32,202	48,453
1940	7,319	6,649	5,217	4,272	23,021	46,478
1950	7,424	6,306	4,025	3,195	19,153	40,103

Analysis of Population Trend

Population changes in Maui can be attributed to the fact that people will move to places in which they can earn a comfortable living and raise their families. The decline in population and economic opportunity in Maui are due to reduction of employment in the sugar and pineapple industries brought about by the change in operation and cultivation of sugar and pineapple from hand labor to machine operations. With the decline of employment in these industries, there has been less need for other business and professional services. The loss in job opportunities resulted in a flight of population, especially by the younger people.

Conditions Influencing Investment

Investment opportunities rely on many factors, an important one of which is the growth of population. While the population of the Island of Maui, including Lahaina, is not growing, there are changes proposed that can counter the decrease in population. One is that the Island of Maui, especially Lahaina, captures a larger share of the State tourist trade. It is therefore of vital importance that consideration be given to attracting visitors to the Island of Maui by developing and creating an atmosphere of interest and relaxation.

One of the major attractions that will attract tourists is the restoration of Maui's historic and scenic value. As stated in the

report, Lahaina is rich in history and culture. With proper planning and programming, these will be an attraction for visitors to the Island. The theme of this restoration program is to attract out-of-state visitors as well as vacationers within the State.

In addition, Maui has natural assets in its climate and beaches. These are found in the Lahaina district as well as other places of interest on the Island.

Tourist Population and Trend

Much research and study have been made on the future of Hawaii's tourist industry. The recent report prepared for the Hawaii State Planning Office by Harris, Kerr, Forester and Company in February 1960, entitled "VISITOR DESTINATION AREAS IN HAWAII" gives an optimistic picture of the future tourist population trend to the neighbor islands. The report forecasts that there will be 1700 hotel rooms needed throughout the neighbor islands by 1965. This would mean that the Island of Maui will have about 550 hotel rooms built in 1965.

The Consultants believe that the plan recommended for the restoration, rehabilitation and preservation of Lahaina's historic areas will have an influence in encouraging investors to construct buildings in keeping with the architectural style of the era, and in so doing, open up a new avenue of attracting out-of-town visitors (tourists) and island vacationers. This would mean the construction of additional hotel rooms in keeping with the recommendations made in the report, "Visitors Destination Area".

A brief analysis is made of the possible trend in tourist population for the Island of Maui, especially Lahaina, with the historic project in progress.

The out-of-state visitors to the Island of Maui in 1959 was 39,000 and for 1960, 45,000. This is according to statistics obtained from the Visitors Bureau. Maui has not kept pace with out-of-state visitors. This may be attributed to the fact that out-of-state visitors to neighbor islands buy package deals that presently do not include Maui as an overnight stopover point; whereas, in the case of the neighbor Islands of Kauai and Hawaii there is an average of two night stopovers on each island. Maui's lag in hotel accommodations might account for this lag in stopover for out-of-state visitors.

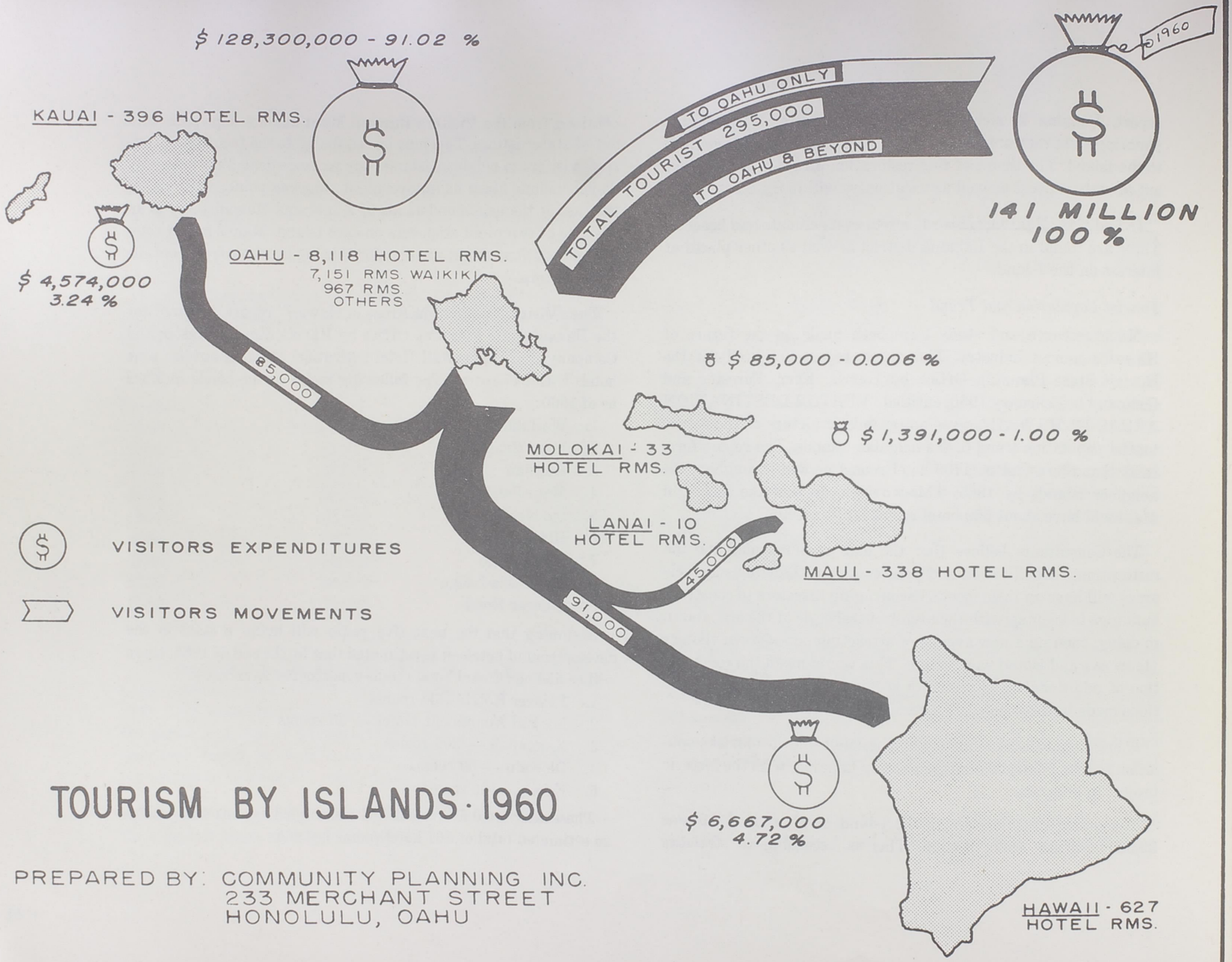
The "Visitor Destination Areas in Hawaii" report prepared for the Hawaii State Planning Office by Harris, Kerr, Forester and Company, Part 4, Hawaii Hotel Operation, shows Maui has nine hotels with 247 rooms. The following make up the hotels in Maui as of 1960:

1. Wailuku
2. Maui Grand
3. Hukilau
4. Maui Palms
5. Iao Needle
6. Hotel Hana
7. Kula Lodge
8. Haleakala Lodge
9. Pioneer Hotel

Assuming that the next five years will bring a start in the development of hotels, it is estimated that by the end of 1965, there will be 554 additional hotel rooms constructed as follows:

1. Pioneer Hotel — 44 rooms
2. Na Pili Apartment Hotel — 60 rooms
3. Kaanapali — 300 rooms
4. Olowalu — 50 rooms
5. Kihei — 100 rooms

These additional 554 rooms and existing 247 rooms will provide an estimated total of 801 hotel rooms in 1965.



TOURISM BY ISLANDS · 1960

PREPARED BY: COMMUNITY PLANNING INC.
233 MERCHANT STREET
HONOLULU, OAHU

As stated, it has been estimated by Harris, Kerr, Forester and Company that a total of 1,700 new rooms will be needed by 1965. Assuming that the rooms are evenly distributed on the neighbor islands of Kauai, Maui and Hawaii, it would mean that Maui should build 567 rooms. This falls in line with the projection for hotel rooms listed for Maui.

Estimated Tourist Population

For estimating purposes, assuming that there will be a 60% occupancy of the hotel rooms, it means that 480 rooms will be occupied per day. Also assuming that each room will be occupied by 1.8 persons, the estimated out-of-town persons per day to the Island of Maui is 863.

Further assumption is made that the out-of-town visitors will be attracted to stay an average of three days on the neighbor islands, and Maui, with its new asset in the form of the restoration project, and its climate, beaches and other scenic attractions, will command this three-day stopover. It will mean that Maui's out-of-town visitors for 1965 will be approximately 105,000 $\frac{863 \times 365}{3}$. This estimate exceeds the Hawaii Visitors' Bureau estimate of 97,000 people for 1965.

LAHAINA

For Lahaina, the following estimates are applicable, based on the estimate of 475 hotel rooms available by 1965. (Kaanapali 300, Napili 60, Pioneer Hotel 65, Olowalu 50). Assuming occupancy of 60%, this will mean that 285 rooms will be occupied per day. Assuming also an occupancy rate of 1.8 persons per day and stayover of three days will mean a total visitor out-of-town population of 62,400 people per year $\frac{285 \times 1.8 \times 365}{3}$.

Forecasts on Population

Assuming that operation and maintenance of hotels require 0.8 person per room, based on 475 rooms, it will require 380 employees. Assuming the employees represent a family of 4.2 persons, this will mean an increased population of 1,600 people. In addition, it is safe to assume that with the increased tourist population, there will also be increase in business in the form of restaurants, shops, entertainment and other allied services which would tend to double employee population from 380 to about 760 employees. This will result in the further increase in population for the Lahaina area to a total of 3,200 people.

This increase in population will reflect a gain in the total population for the Island of Maui.

Tourist Expenditures

It is estimated that 62,800 tourists will visit Lahaina in a year. Assuming that an average out-of-town visitor spends $25.00 per day and the average stay will be three days, the total tourist expenditure will be approximately $4,682,000 per year (62,400 x 3 x $25.00).

This is a rough estimate, at best, for determining the feasibility of the Lahaina historic restoration, rehabilitation and preservation project.

The Harris, Kerr, Forester and Company report prepared for the State Planning Office, entitled "Visitor Destination Areas in Hawaii", makes a detailed analysis of tourist expenditure based on estimated increase in tourist population for the neighboring islands. Therefore, it is not the intent of this report to duplicate the findings made by Harris, Kerr, Forester and Company, except to indicate the possibilities of attracting out-of-town visitors to Lahaina and Maui by creating an atmosphere of historic features, recreation and scenic attraction.

ISLAND OF MAUI
POPULATION
1860-1980

NOTE:

1. Population from U. S. Census and Board of Health Statistics.
2. Maui tourists and projection by Hawaii Tourist Bureau.
3. Lahaina District tourist population and projection by Community Planning, Inc.
4. Maui population projection by Community Planning, Inc.
5. Maui estimated population projection increase over Master Plan projection is based on estimated population increase due to tourist demand for services.

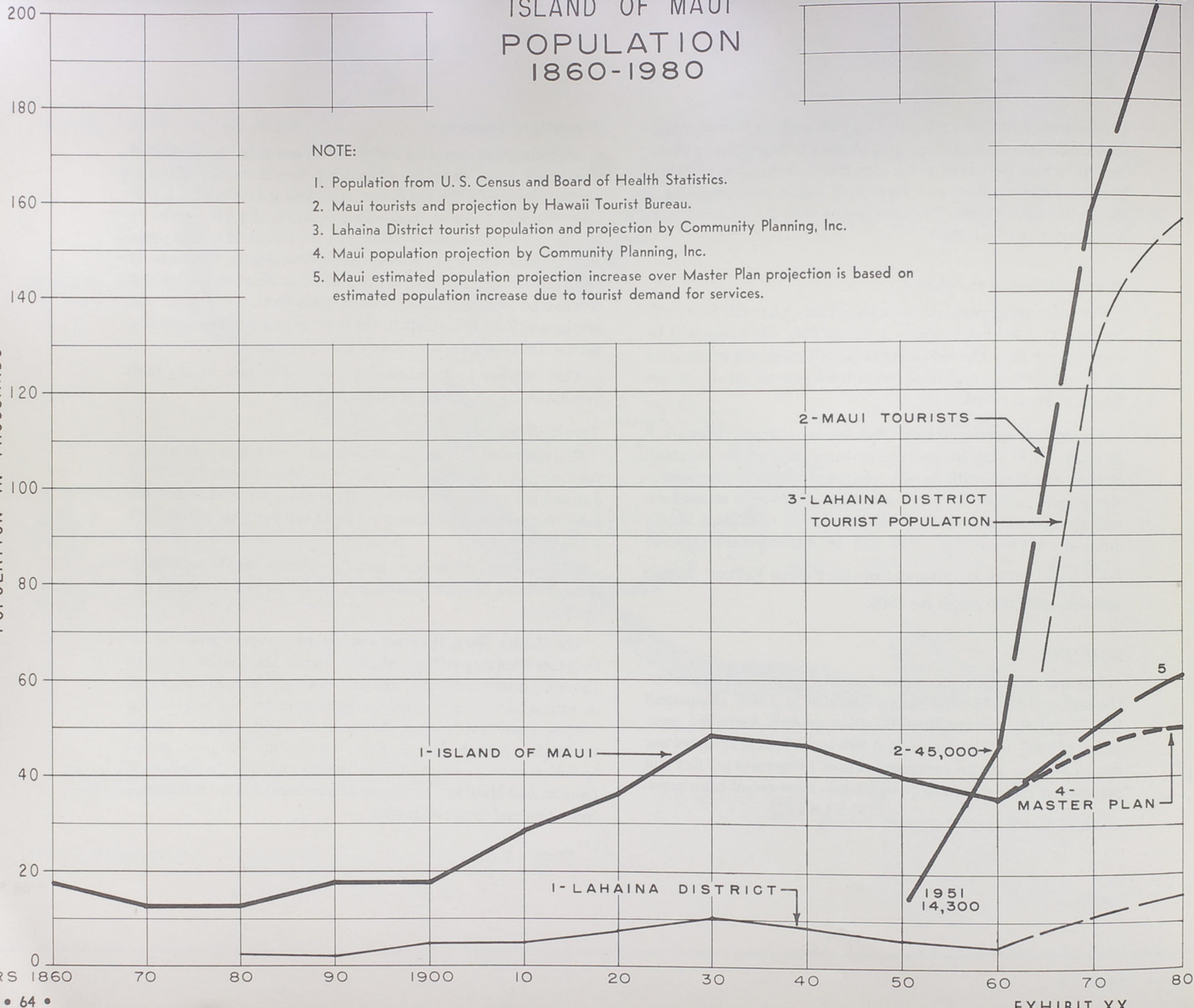


EXHIBIT XX

REGULATORY PROGRAMS

Regulatory devices such as the zoning ordinance, building code and the master plan should be designed to coordinate with efforts of the Lahaina historic restoration, rehabilitation and preservation program.

ZONING ORDINANCE

Strict enforcement of the zoning ordinance is, of course, an important factor in guiding the growth and restoration of the area under study. The zoning ordinance is a major device for effectuating any planning program and should reflect the master plan. The zoning map should be changed in keeping with the suggested amendment for historic regulations. The initiative for this action should come from the Planning and Traffic Commission who should prepare a map and proposed zoning chages as recommended by the Lahaina Restoration Committee and transmit it to the Board of Supervisors. A historic zoning ordinance has been drafted as a separate feature of this contract and is patterned after ordinances enacted in other cities where programs for restoration and preservation of historic sites and buildings have been effected.

conclusion

There is no question that in sites, structures and atmosphere restored and revitalized, Lahaina can offer to the world a complete panorama of Hawaiian history — a curious, exciting world of the fast-pulsing yesterdays of the Islands.

In our considered opinion, this project is feasible, culturally and economically. Certainly, there is ample precedent, if encouragement is needed. In preparing this report, we have tried to include — in very general terms — suggestions as to how the restoration of Lahaina may become a practical reality. The key is essentially simple:

If Maui wants it, it can be done.

SPECIFICATIONS FOR HISTORICAL BUILDINGS

BUILDING	REFERENCE NUMBER	ORIGIIN OF STYLE	NO. OF FLOORS	DATE OF BLDG.	PRESENT CONDITION	FOUNDATION	BUILDING FLOOR	WALL	ROOF	INTERIOR	SIZE OF BUILDING	REFERENCE MATERIAL
Richards House	5	New England	1-½	1827	Not Existing	Masonry	Wood	Coral	Wood Shingle	Wood		Alexander, Mary C. "The Lahaina Mission Premises" Bingham, Herman "Sandwich Island" N.Y. 1848 - P.134
Kam. I Residence	23	Western Construction	2	1796-1802	Not Existing	Masonry	Wood	Lava Stone Brick	Wood	Wood	20' x 40'	Taylor, Albert Pierce "Versailles of Old Hawaii" Hawaiian Historical Society 1928 Report - P. 28-34 Alexander, W.D. "A Brief History of Hawaiian People" P. 151
Observation Tower	21	—	—	1800	Not Existing	—	Wood	—				
Long House	22	Hawaiian	1		Not Existing	—	Dirt	Grass	Grass			Letter of Mr. Richards - Oct. 15, 1828 Alexander, Mary Charlotte "Dr. Baldwin of Lahaina" P. 68, 138
1st Wainee Church	13	Western Construction	1	1828	Not Existing	Masonry	—	Lava Rock	Shingle		105' x 50'	Picture of 1st Wainee Church in possession of R. E. Van Dyke Foundation, Honolulu
		Western Construction	1	1848	Original Style followed with additional 60' Tower							
				1859	Repair of Roof and Steeple							
2nd Wainee Church	—	Gothic Revival	1	1897	Not Existing	Concrete	Wood	Wood	Shingle	Wood		R. J. Baker Collection, Honolulu
3rd Wainee Church	—			1947	Not Existing							
4th Wainee Church	—		1	1953	Existing	Concrete	Con-crete	Concrete	Conc.	Wood		
Customs House	31	Western Construction	1	1850	Not Existing	—	Dirt	Wood	Wood	Wood	Approx. 22' x 30'	Original Painting in possession of Van Dyke Foundation
Baldwin House	3	New England	2	1835	Good	Masonry	Wood	Coral	Shingle	Wood	26' x 30'	Alexander, Mary Charlotte "The Lahaina Mission Premises" "Dr. Baldwin of Lahaina"
Spring House	6	—	1	Unknown	Poor	Masonry	Con-crete	Coral	Tin Sheet	—	16' x 25'	"Dr. Baldwin of Lahaina" P. 250
Court House	8	—	1	1859	Good	Masonry	Wood & Conc.	Coral	Shingle	Wood	45' x 70'	Commercial Advertiser, Vol. 12, No. 5 January 4, 1864, P. 1
1st Maria Lanakila Church	2	—	1	1858	Not Existing	—	—	—				R. J. Baker Collection
2nd Maria Lanakila Church	—	Gothic Revival	1	1927	Good	Concrete	Con-crete	Con-crete	Shingle	Wood		"Dr. Baldwin of Lahaina" P. 136
Hale Aloha	10	New England	1	1855	Poor	Masonry	Wood	Coral	Shingle	Wood	35' x 70'	"Dr. Baldwin of Lahaina" P. 240 R. J. Baker Collection
Prison	12	—	1	1852	Restored	Stone Block	Wood	Wood	Shingle	Wood		Star Bulletin - July 31, 1958
Marine Hospital	—	New England	2	1843	Poor	Masonry	Wood	Coral				
Pioneer Hotel	7		2	1902	Poor	Concrete	Wood	Wood	Shingle	Wood		R. J. Baker Collection
Hawaiian House	36		1	—	—	Stone	Dirt	Grass	Grass	Grass		
Nahienaena House	27	Hawaiian	1	1839	Not Existing	—	Dirt	Grass	Grass	Banana Stalk	30' x 50'	Letter of Gilman Robert E. Van Dyke Foundation
Kam. II Mausoleum	27		1	1825	Not Existing	—	Dirt	Grass	Grass	Grass	20' x 40'	Letter of Gilman Robert E. Van Dyke Foundation
Kam. III Palace	16		2	1848	Not Existing	Masonry	Wood	Coral	Tin Sheet	Wood	50' x 120'	Sketcher, Robert Elves "Tour Around The World" P. 290, 303; Bates "Sandwich Island Note"
Kam. III Residence	15		2	—	Not Existing	—	Wood	Wood	Wood	—		Taylor, A. P. "Lahaina, The Versailles of Old Hawaii" P. 34-68; Robert Van Dyke Foundation
Hoapili's House	29	Western Construction	2	—	Not Existing	—	—	Coral	—	—	30' x 60'	Taylor, A. P. "Lahaina, The Versailles of Old Hawaii" P. 38
Old Fort	30	Coral Block Wall 12' High & 12' Thick										

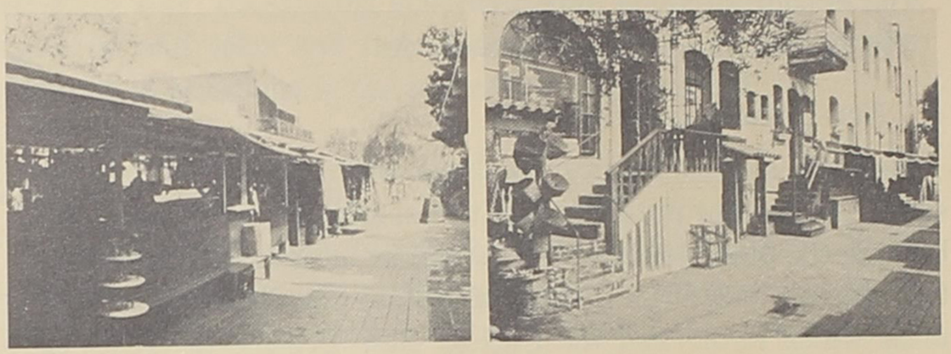
APPENDIX

Listed below are a few of the many mainland cities which have enacted legislation and ordinances to restore and preserve historic buildings and sites for the people to reminisce and enjoy the history of the past that made the United States a great nation.

1. *El Pueblo de Nuestra Senora la Reina de Los Angeles*

The restored area is centered around the plaza and Olvera Street. On April 1, 1953, legislation to establish the plaza area as a State Historical Monument was approved by the California State Legislature. Since adoption of this legislation, the State, in cooperation with the City and County of Los Angeles, has engaged in the acquisition of the Plaza properties and of all of the remaining historic landmarks. Several million dollars of State, City, County and private money has been expended to make the historic plaza and colorful Olvera Street, the market place, as attractive as it is. Retention of the historic atmosphere has been accomplished through restoration of structures like the Avila Adobe House, built in 1818 by Don Francisco Avila, when the Pueblo was under the rule of Spain and finally became the "American Headquarters" when, in 1848, the flag of the United States replaced the Mexican flag, and Commodore General Fremont, General Kearny and the famous Kit Carson came marching up Olvera Street. Included in the restoration program is the Pico House, the Merced Theatre, the Masonic Temple, Los Angeles' First Fire Station and other historic landmarks now saved for posterity.

Among the interesting things to see on Olvera Street are the candlemakers, the glass blowers, pottery, leather workers, Mexican-American shops displaying costume jewelry, glassware, linens and souvenirs. Restaurants and cafes radiate with the spirit of true California hospitality.



EL PUEBLO DE NUESTRA SENORA LA REINA DE LOS ANGELES

2. *Monterey, California*

Under the U. S. Flag, California began in little old Monterey. About 28 historic structures and sites are maintained and preserved under a zone of historic preservation. The most important is the old Custom House built in 1827. The Mexicans used it as a toll gate for anyone desiring to enter Mexico by way of the Pacific Coast. The citizens of Monterey understand their gift to history, and they have even outlined the paths of history with a colored stripe painted on the road that leads past 28 historic buildings and sites. Adobe houses dating back to 1824 are a part of the restoration program, together with other features depicting the life and custom of the people of "Old Monterey". The success of the restoration and preservation program of Monterey is attributed to the close cooperation with City, Federal and interested local groups in the preparation of a master plan for restoration and acquisition of necessary historic buildings.

3. *California*

In addition to the Monterey Historic Area, there are other important historic preservation projects in California such as:

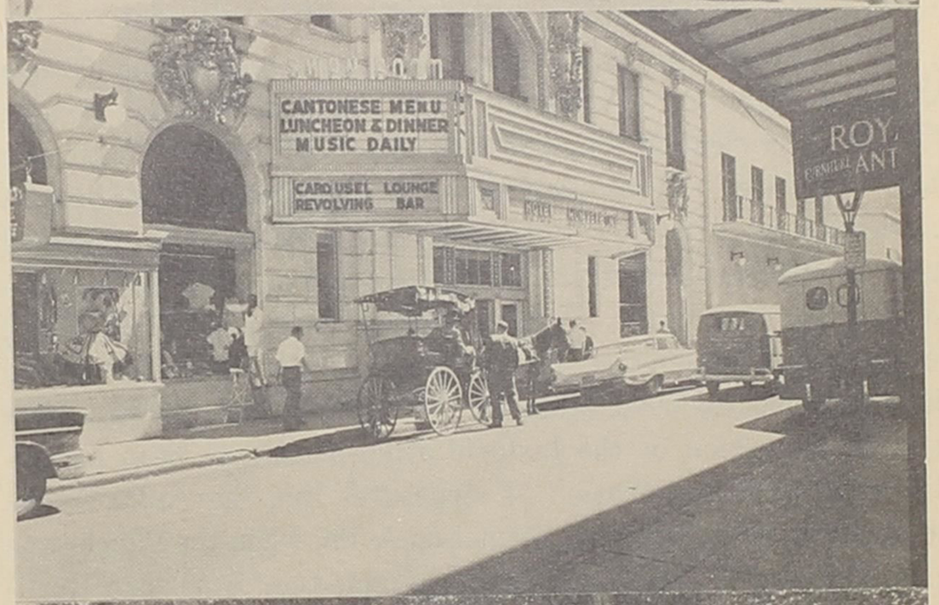
Columbia Historic Site Park — Tuolume County
Old Mining Town of Sharton
Early California Missions of Sonoma and San Juan Bautista
Old Presidio of Santa Barbara
The Golden Chain of the Mother Lode

4. *New Orleans, Louisiana*

Here we see community buildings which date from colonial, early American or pre-Civil War times, com paratively untouched because the State deemed it in the public interest to pass legislation through enactment in 1936 of a State Constitutional Amendment which authorized the City of New Orleans to create the Vieux Carre Commission in order to preserve the quaint and distinctive character of the Vieux Carre section (better known as the French Quarters) for the benefit of the people of the City and State. The Commission was empowered to regulate the design of new buildings, the making of alterations or additions to existing buildings and signs through the issuance of permits.

Tourists visit New Orleans primarily to see the Vieux Carre and spend a great deal of money while there. It is estimated that more than $6,000,000 annually is spent by tourists in this area. The New Orleans Vieux Carre comprises an area of 100 city blocks (about 1-½ mile by 1 mile), is a whole city almost as it was in the days when cotton was King and New Orleans was the great emporium of the West. The five great buildings surrounding Jackson Square; namely, the Cathedral, Cabildo, Presbytere and Pontalba houses form the heart and soul of the Vieux Carre which, taken together, form one of the most impressive and symmetrical ensembles in North America.

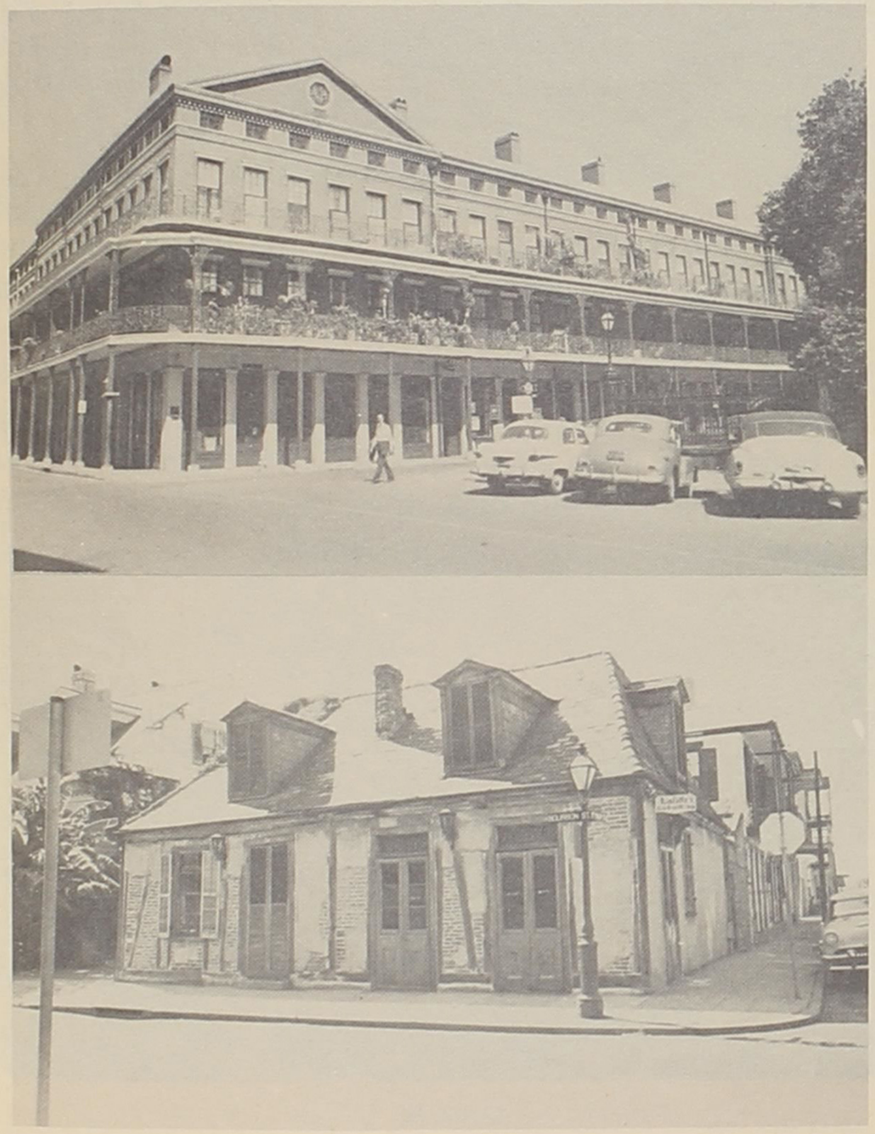






NEW ORLEANS

Hundreds of quaint buildings of the old city, buildings different from those of any other city in America, are found in the Vieux Carre area only. In this section of New Orleans was the strong influence of the French, subtly blended with ideas borrowed from the Spanish and still further modified by the American builders who came after 1803 to produce this distinctive charming type of architecture so suited to the climate and to the life of the people.



NEW ORLEANS

5. *Charleston, South Carolina*

Charleston, South Carolina has enacted a zoning ordinance in keeping with legislative authority to preserve and protect historic places and areas in the old and historic Charleston District. The Board of Architectural Review is created with power to approve exterior architectural features subject to public view from a street or way; considering general design, arrangement, texture, material and color and the relation of such factors to similar features of buildings in the immediate neighborhood.

6. *Natchez, Mississippi*

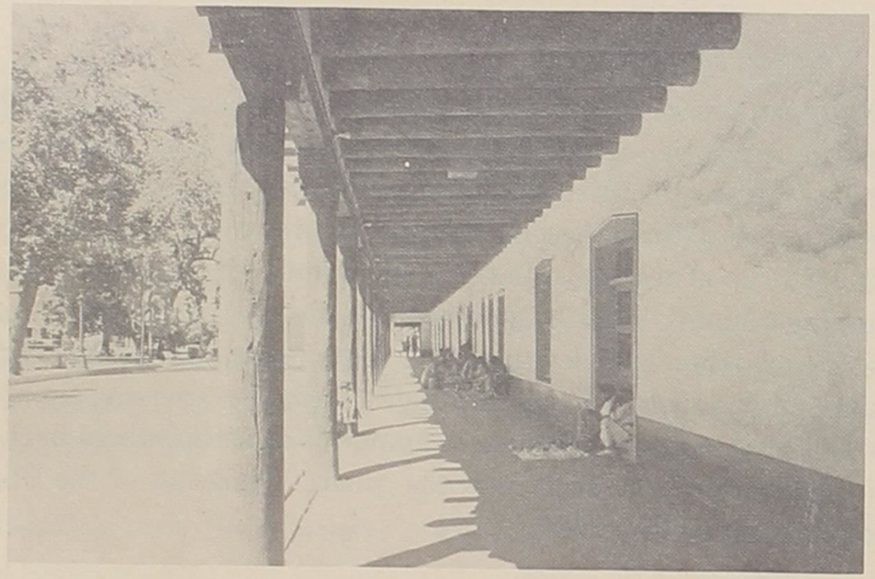
Natchez, Mississippi, like New Orleans and Charleston, South Carolina legislation and zoning ordinances, have been enacted to regulate within the Historic Natchez District the repair and renovation of buildings therein, in order to preserve the distinctive and historic character, charm and beauty of the city. The Planning Commission is empowered to review all plans within the Historic Natchez District to insure that no alterations or additions shall impair the historic value of appearance thereof; and all new buildings must not impair the value of other buildings in the immediate vicinity in order that the general character of the District shall not be impaired.

7. *Santa Fe, New Mexico*

Legislation provides for State museums and societies and commissions with powers to acquire historic buildings and entrusted them with powers to preserve the historic buildings like the Old Palace and Courthouse and use them for museums. These institutions are also authorized to accept gifts, grants, etc.; but legislation forbids structural changes except with the consent of the New Mexico Science Commission.

Historic points of interest revolve around the Plaza, which was the market place long ago for the produce of the Rio Grande Valley, sold by Indians and early Spaniards. Here the covered wagons ended their journey over the Santa Fe trail; here ox drivers, cowboys and gamblers caroused in and out of saloons; here criminals were locked in stocks or flogged in public view; here Billy the Kid once sat in chains.

The following historic buildings and sites surrounding the Plaza are preserved and attract thousands of tourists:

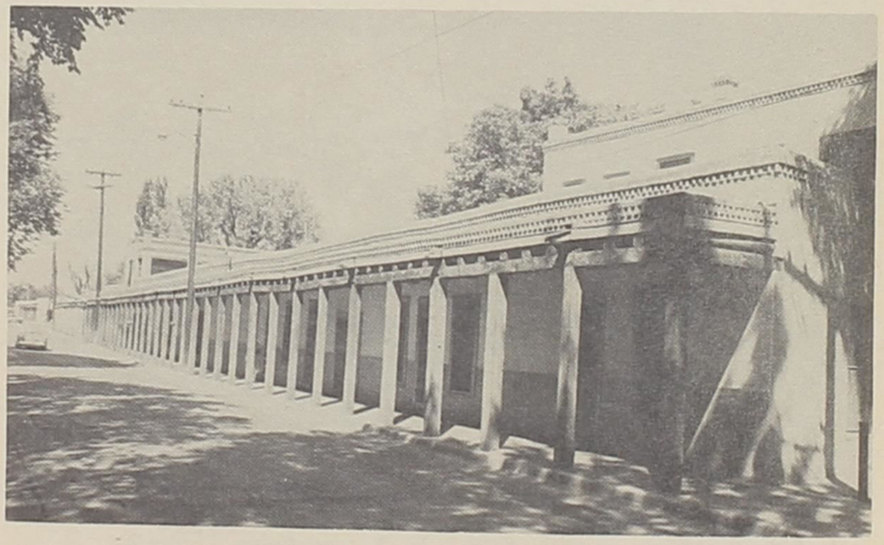


SANTA FE

1. The Palace of the Governors, the oldest building in the United States, built in 1610-12 on the site of an Indian Pueblo completely of adobe construction. The walls are about three feet thick. Partially destroyed by Indians in Pueblo Rebellion in 1680; reoccupied as government building in 1692. Museum of New Mexico since 1909. The museum operates a research library with emphasis on southwestern history, art and anthropology.



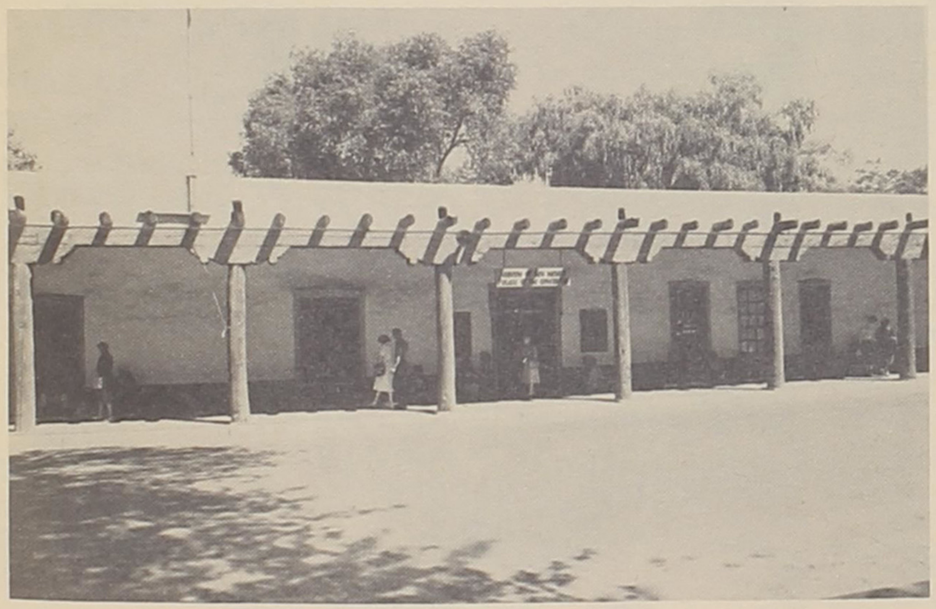
2. New Mexico Museum of Art (on the Plaza). Permanent collection of representative New Mexico masterpieces since beginning of art movement in 1898.
3. Hall of Enthnology, constructed in 1941, previously the New Mexico State Armory. Emphasizing contemporary Indian life, these ethnological exhibits compare southwest Indian cultures with those of other areas.

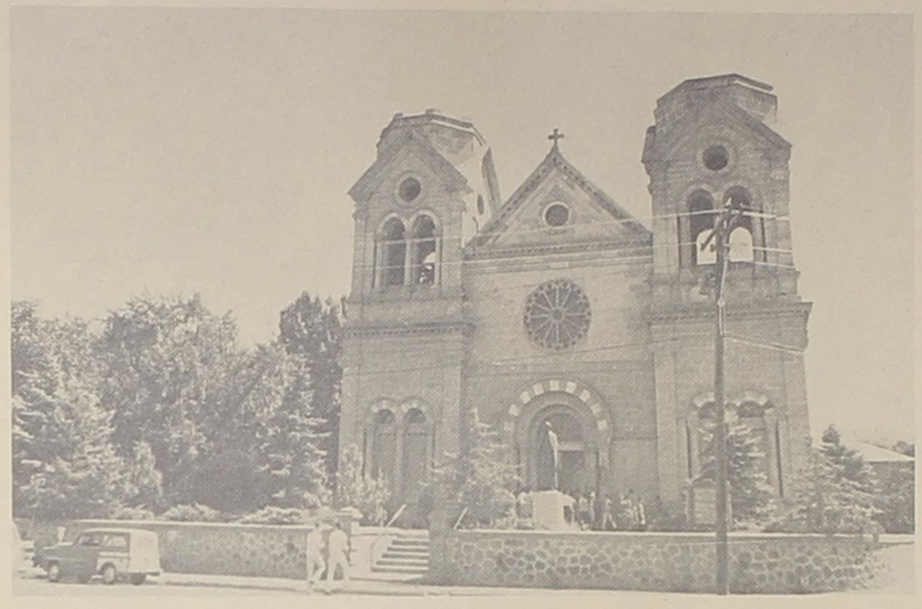


SANTA FE



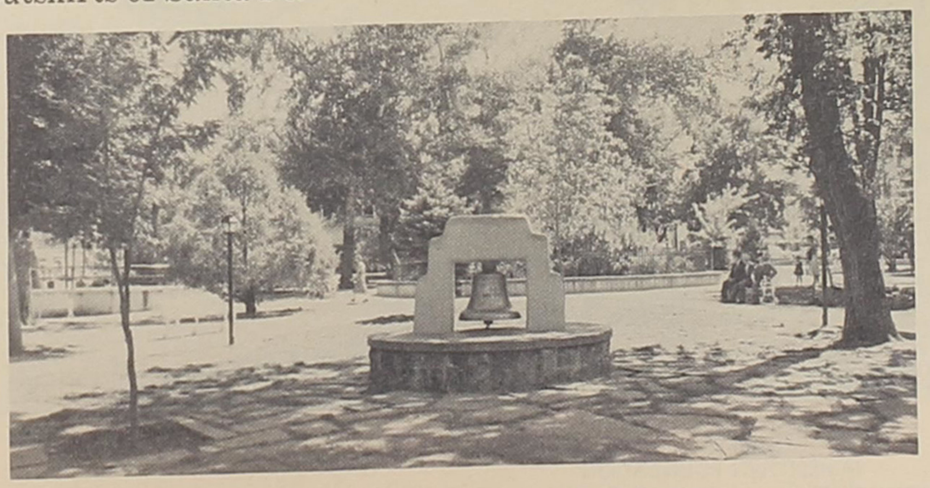
4. Sena Plaza, the old home of Major Jose D. Sena which contained 33 rooms. Major Sena had 23 children, all born under the same roof. Building transformed into an office building; yet tourists may wander through the patio where flowers, trees and shrubs blossom in season.

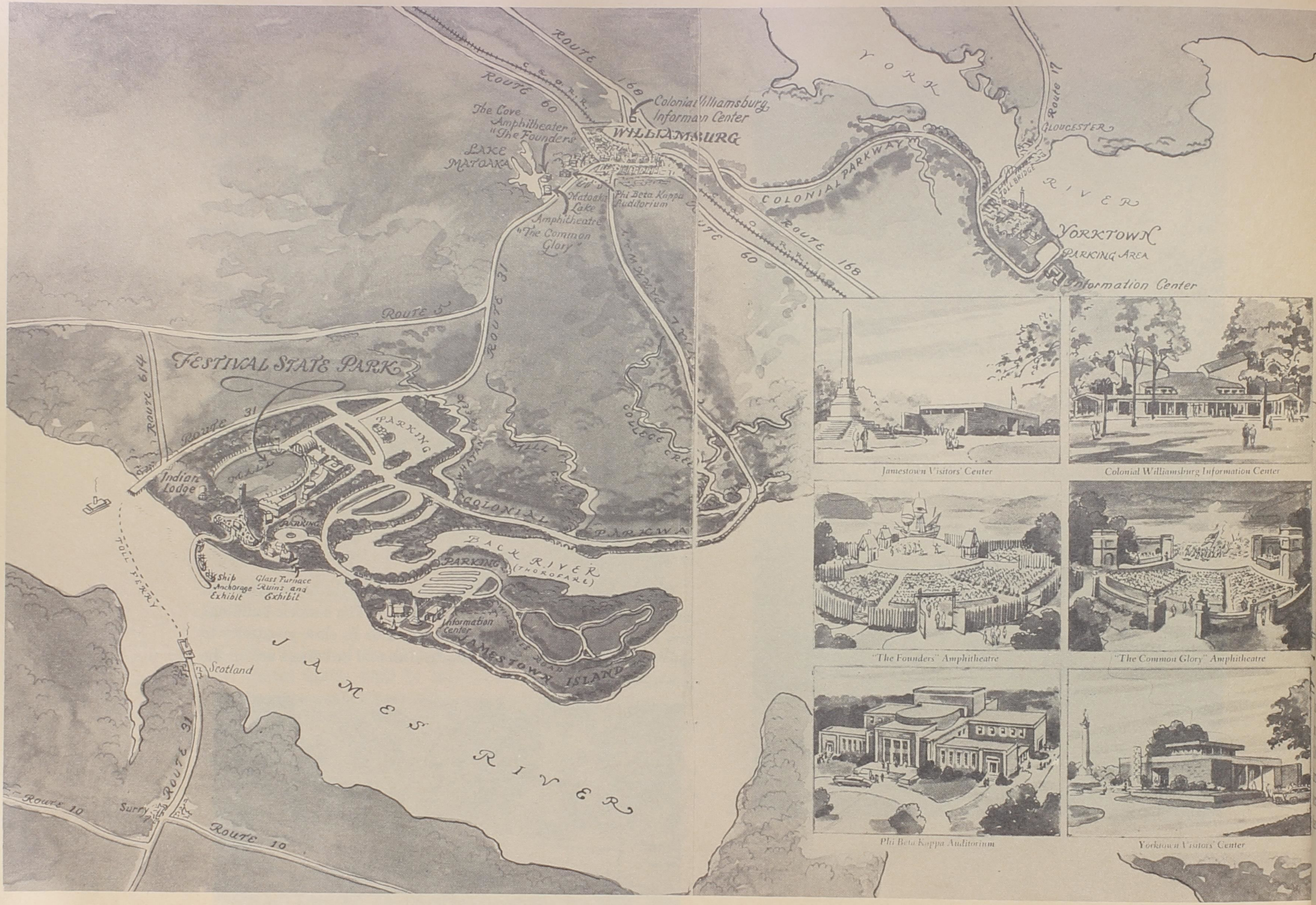




Other historical buildings in evidence are Prince Plaza, Cathedral of St. Francis, the Mission of San Miguel, the Cristo Rey Church and others. The Cristo Rey Church is the largest adobe structure in the nation, weighing over 15 million pounds, with walls from two to seven feet thick. Its world-famous stone reredos, dating from 1761, were removed from the older part of St. Francis Cathedral, hand carved from native stone and are excellent examples of native stones.

Modern structures follow the Spanish style architecture in keeping with the style of historic buildings. The historic buildings and sites listed are those located around or in close proximity to the Plaza. Other scenic and historic sites and buildings are on the outskirts of Santa Fe.





Jamestown Visitors' Center

Colonial Williamsburg Information Center

"The Founders" Amphitheatre

"The Common Glory" Amphitheatre

Phi Beta Kappa Auditorium

Yorktown Visitors' Center

Credit to
JAMESTOWN FOUNDATION
Agency of the Commonwealth of Virginia

8. *Williamsburg, Virginia*

Located midway between the York and James Rivers. For nearly 100 years before the Revolutionary War, Williamsburg had been the capital of one of the most influential of England's thirteen colonies.

Prior to the restoration, this area of tidewater Virginia was in no way considered a significant tourist destination. For nearly 100 years before the Revolutionary War, Williamsburg had been the capital of one of the most influential of England's thirteen American colonies. Then the capital was moved to Richmond and for a century and a half Williamsburg was a shabby country town in a poor farming area. Many of the colonial buildings had been converted into shops, garages and other small commercial establishments. At this time the town's principal economic activity revolved around the small college of William and Mary. This was the first college to be chartered in the United States, although it is second to Harvard in actual operation.

In Williamsburg we see the most successful restoration project in the United States. The restoration project centered around the first capitol in Williamsburg. The restoration features recreated accurately the environment of the men and women of the 18th century town, including their costumes and activities of the times.

Lahaina's restoration project follows the pattern of the restoration of Williamsburg except on a smaller scale. The restoration project of Williamsburg entails the expenditures of over $100,000,000.00, all of which was undertaken by private capital furnished by Mr. and Mrs. John D. Rockefeller. Prior to the restoration, this area of tidewater Virginia was in no way considered a significant tourist destination.

The following statistics were taken from a talk by Frank Lombardi, State Planning Director:

"Area - The restored area is approximately 1.2 miles long and 0.5 mile wide. Occupants of some of the houses are Williamsburg residents who allowed their homes to be restored and modernized or demolished in return for a lifetime lease on a colonial dwelling."

"Resort Facilities - Williamsburg has approximately 2,000 rooms available for tourists."

"Visitor Statistics - Because so much of Williamsburg is open to the public at no charge, the number of paid admissions provides no measure of total visitors. In 1958 there were 400,000 visitors who paid admissions to the exhibit buildings. An estimate of 850,000 total visitors is probably conservative."

"Average length of stay is two days. Visitor expenditures in hotels are estimated at $2.00 per day per person."

"Within the Colonial Williamsburg hotel organization there are 900 employees and it is estimated that another 2,500 jobs are provided by the tourist trade for people in the town or living in the surrounding areas."

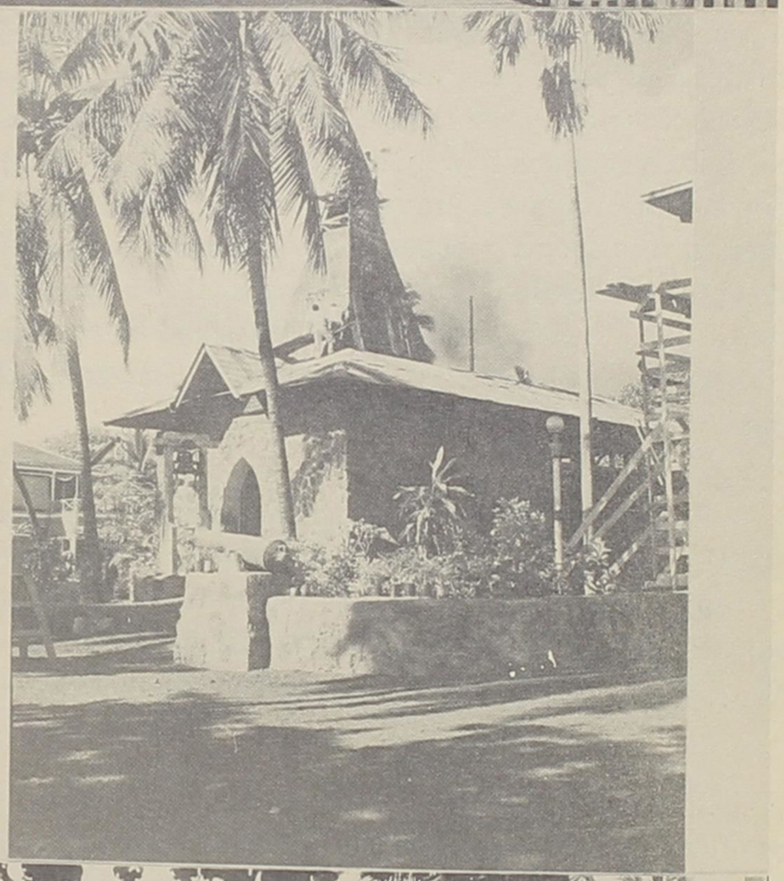
The Zoning Ordinance of Williamsburg, Virginia empowers the Board of Zoning Appeals to permit within the historic colonial area, which limits are defined, restoration or reconstruction and use of buildings erected prior to 1800 in order to present substantially their original appearance and dimension and with their use the same as the 18th century.

Lahaina's proposed restoration project follows the pattern of Williamsburg except on a smaller scale. It is evident from the experiences of mainland cities that the Lahaina proposed restoration project will be an asset to the Island of Maui and the State of

Hawaii. It will relate in true physicial picture the unique history of Hawaii.

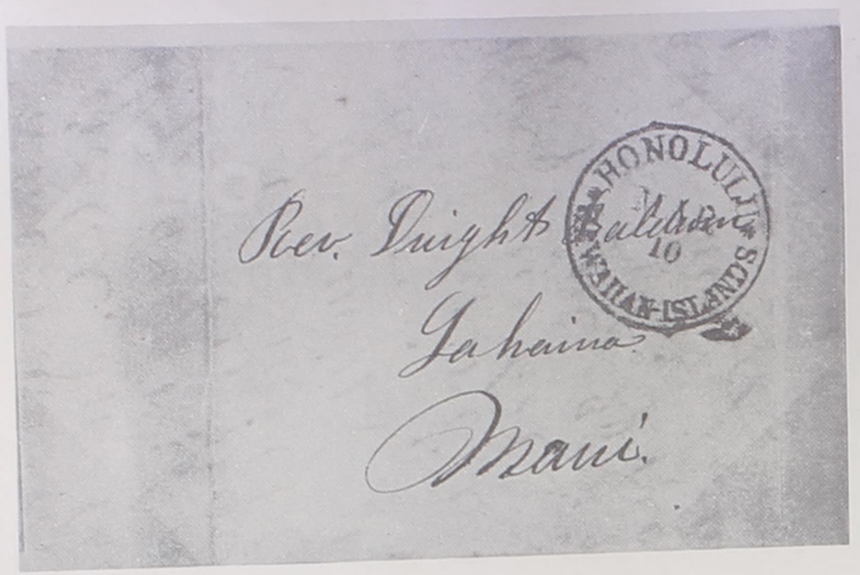
Lahaina was the scene for producing the movie "Devil at Four O'Clock". The setting for this movie required the construction of buildings depicting the period of the story. The buildings constructed for the movie are shown in the photographs attached. It represents in a small way what can be accomplished in a restoration program.

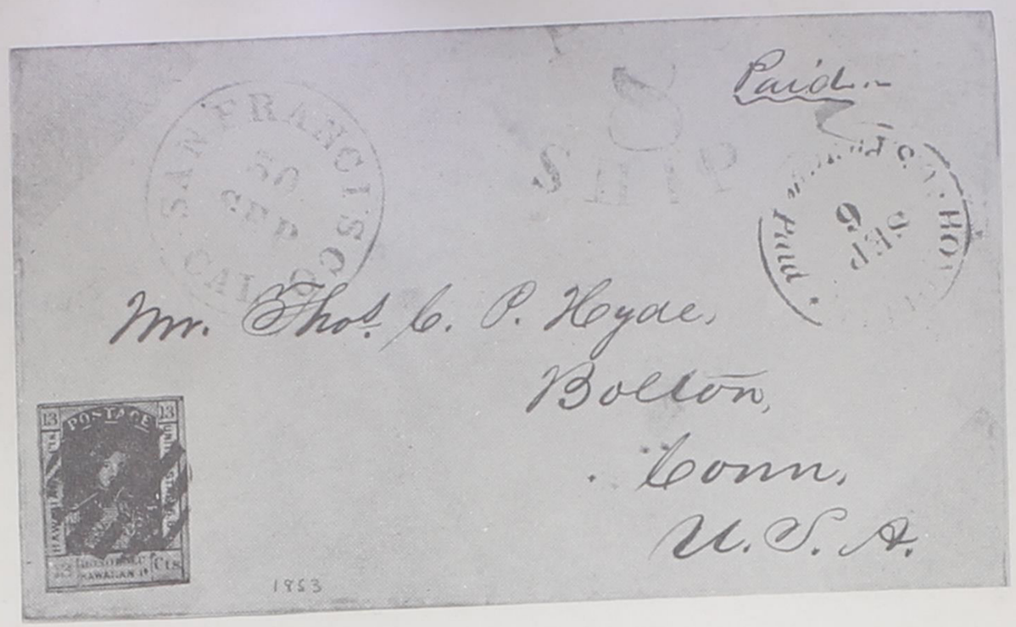




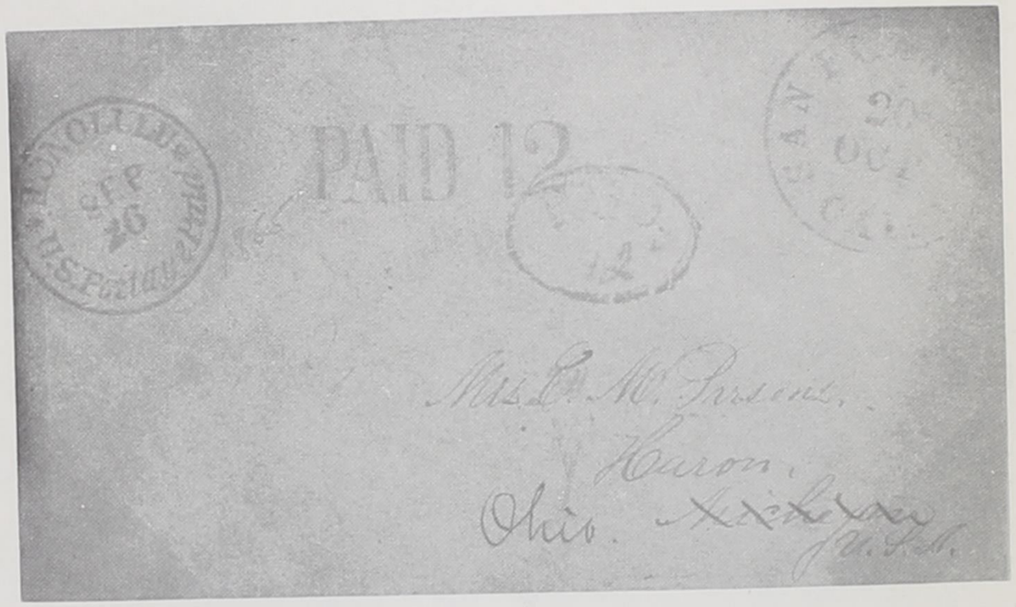


MOVIE SETS FOR
"DEVIL AT FOUR O'CLOCK"

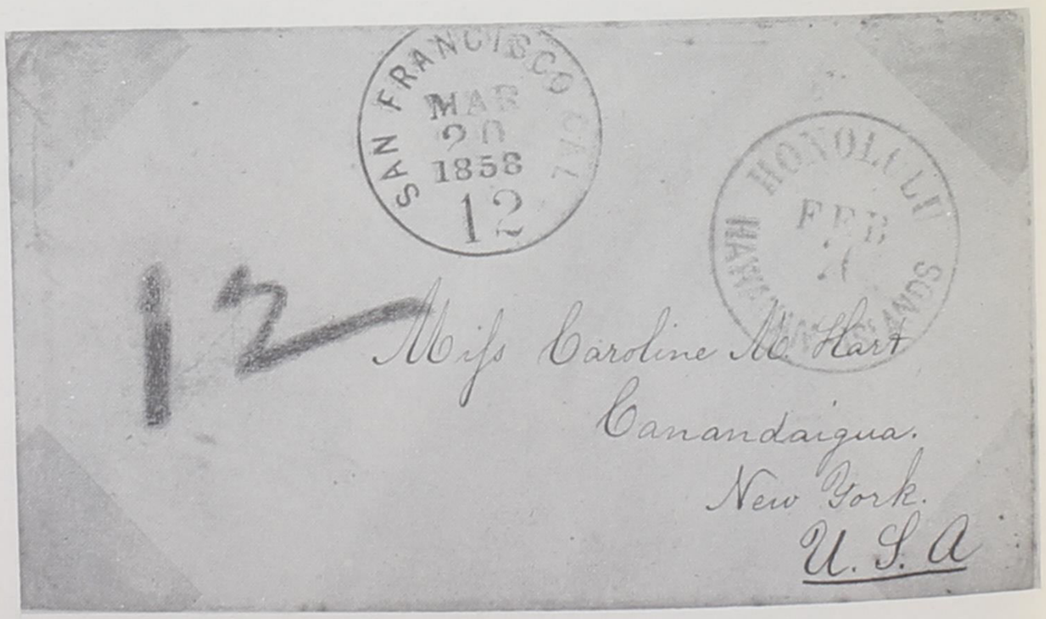






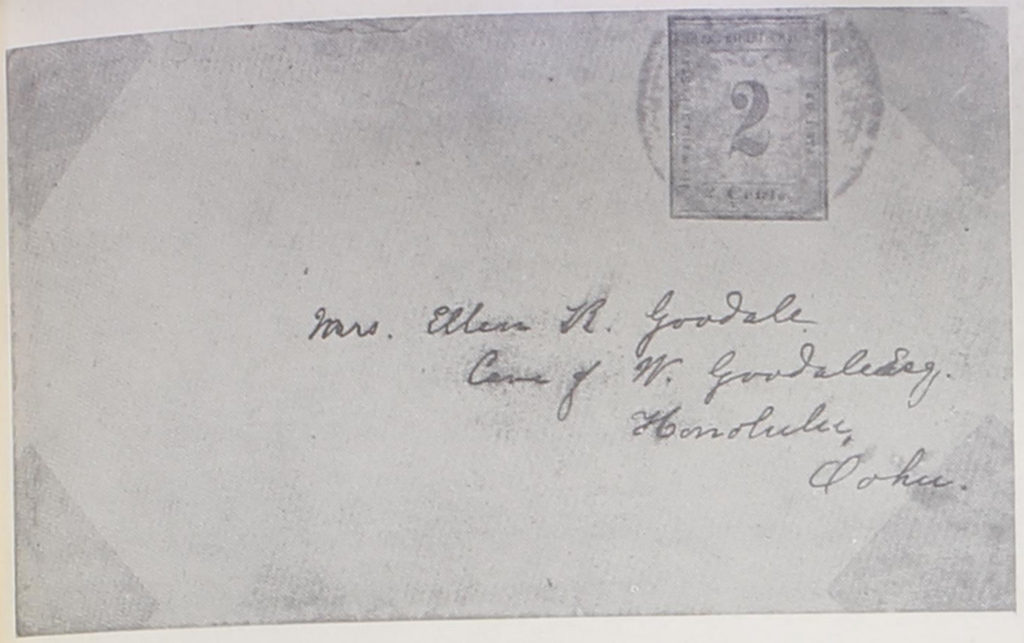




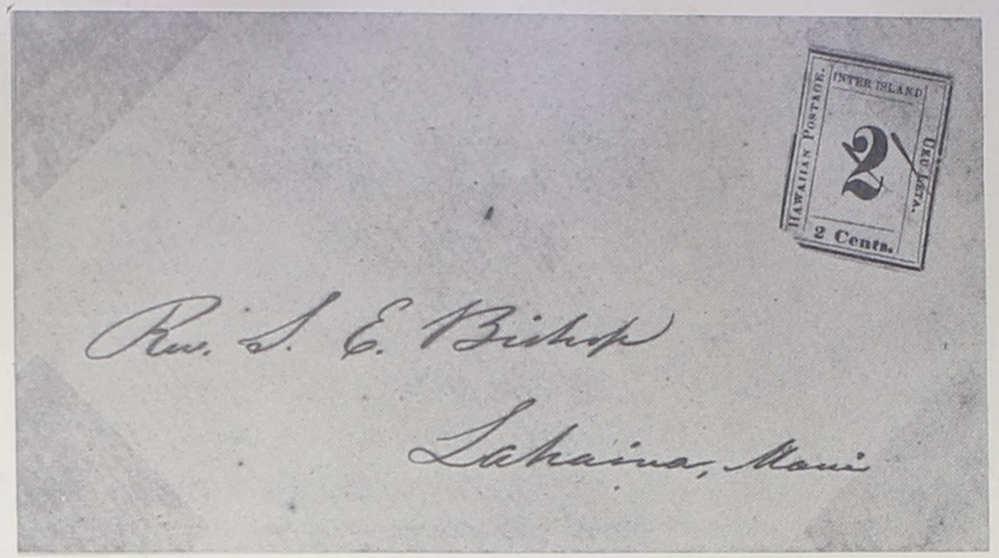


Originals in possession of
THE ROBERT E. VAN DYKE
FOUNDATION
Honolulu, Hawaii

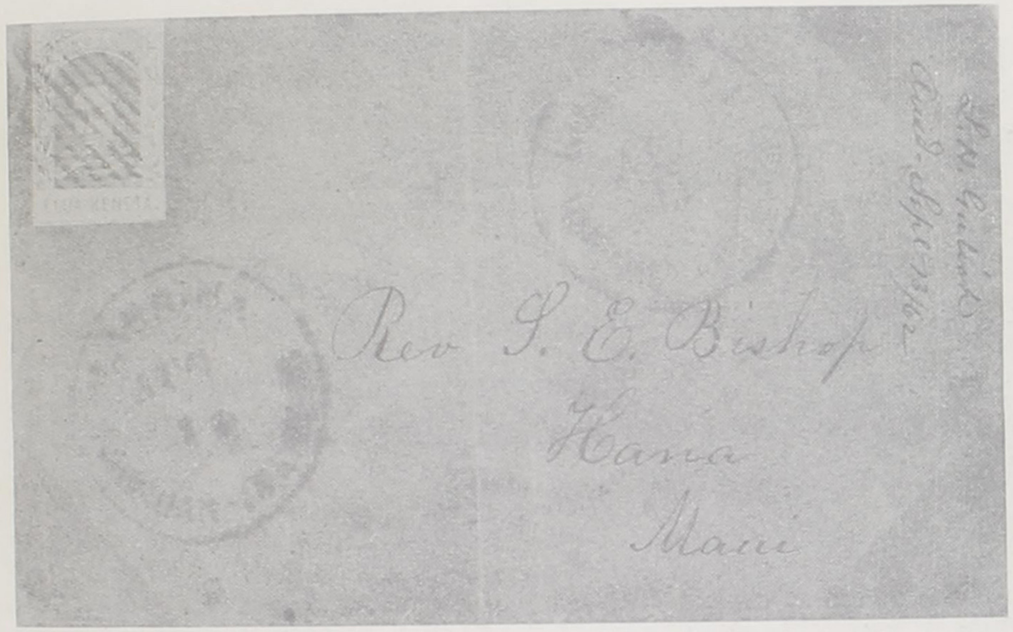
Hawn
DU 629
L3
C65



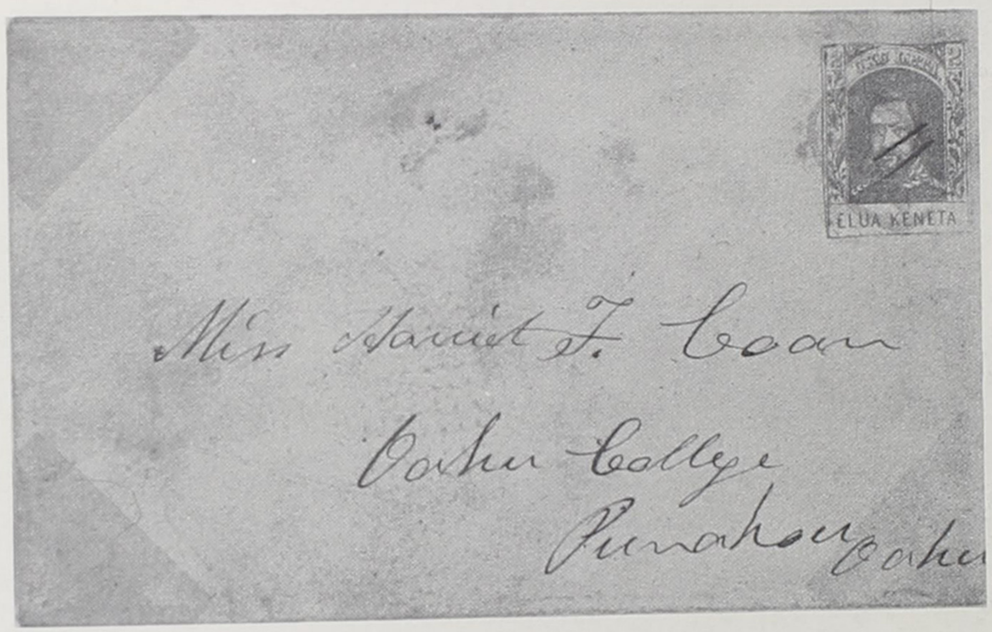
Mrs. Ellen R. Goodale
Care of W. Goodale Esq.
Honolulu,
Oahu.



Rev. S. E. Bishop
Lahaina, Maui



Rev. S. E. Bishop
Hana
Maui



Miss Harriet F. Coan
Oahu College
Punahou Oahu



A. M. R. Achsimmas Esq
Reading
Hillsdale Co.
Michigan



Prof. D. D. Baldwin
Lahaina
Maui.

Originals in possession of
THE ROBERT E. VAN DYKE
FOUNDATION
Honolulu, Hawaii

COMMUNITY PLANNING, INC. LAHAINA

Hawn
DU
629
.L3
C65